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# Stillington Road, Easingwold, York

Guide Price £265,000

Offered to the market with NO ONWARD CHAIN. This well-presented ground floor apartment is located within McCarthy & Stone's Stillington Oaks development, exclusively designed for residents aged 60 and over. The accommodation briefly comprises an entrance hallway, spacious lounge/dining area, well-appointed kitchen, utility room, large storage cupboard, two bedrooms, one with a walk in wardrobe and en-suite shower room and an additional shower room. There are patio doors in the lounge leading to a private patio area and the communal gardens.

Key features include underfloor heating throughout, double glazing, secure entry phone access, and a 24-hour emergency call system. The development also offers excellent communal facilities, including lifts and stair access to all floors, a residents' lounge, guest suite, beautifully landscaped gardens, and visitor parking.

**EPC rating B and Council Tax Band D. Apply Easingwold Office on 01347 823535.**

## EASINGWOLD

Easingwold is a delightful Georgian market town, full of character and charm, renowned for its independent shops and welcoming community. Just a short drive from York, it benefits from excellent transport links, including regular bus services from the Market Place.

The town offers a fantastic choice of places to eat, from cosy cafés and traditional pubs in the Market Place to well-regarded pub restaurants in the surrounding villages. Every Friday, the Market Place comes alive with a bustling weekly market offering fresh local produce and more.

Shopping in Easingwold is a pleasure, with a variety of friendly independent stores offering everything from clothing to handmade crafts. Everyday essentials are close at hand too, with a Co-Op and Morrisons Local serving the area.

Nature lovers and outdoor enthusiasts will appreciate the nearby Hambleton Hills—perfect for cycling—and Millfields Park, which features, a skate park, and a popular weekly parkrun.

Families benefit from excellent local schools, including several well-regarded primary schools and a secondary school recently rated Outstanding by Ofsted.

## HALLWAY

Underfloor heating, storage cupboard, utility room, fitted cupboard

## LOUNGE/DINER

Underfloor heating, fireplace with inset electric fire, fully glazed double doors to patio area

## UTILITY ROOM

Plumbing for washer/dryer, hot water boiler, fitted shelving

## KITCHEN

Fitted base and wall units, worktops, ceramic sink with mixer tap, integrated fridge, electric ceramic hob, electric oven with grill, window to side aspect

## BEDROOM ONE

Window to side aspect, underfloor heating, walk in wardrobe, access to ensuite shower room

## EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, tiled floor, ceiling spotlights

## BEDROOM TWO

Underfloor heating, window to side aspect

## SHOWER ROOM

Walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, ladder style radiator, tiled floor, ceiling spotlights

## OUTSIDE

Outside are communal landscaped gardens with various seating areas

## PARKING

There is an option to rent allocated parking. There is also additional visitor parking

## LEASE INFORMATION

There are 990 years left on the lease.  
Ground rent is £247.50 every 6 months  
Service Charge is approx £4,400 per annum

## ANTI MONEY LAUNDERING

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

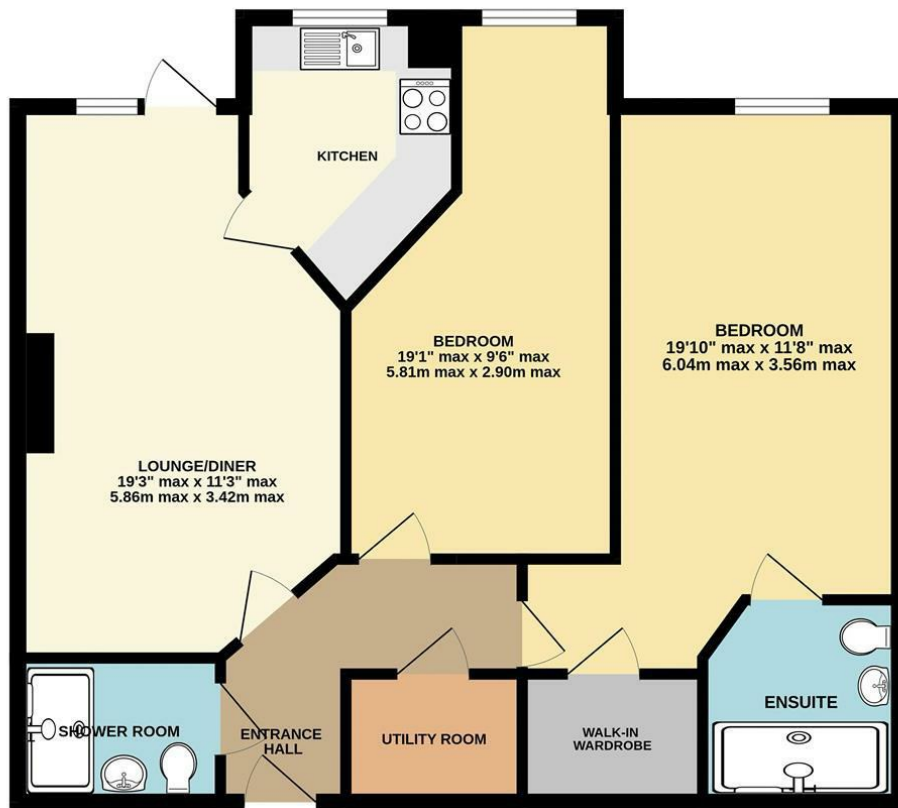




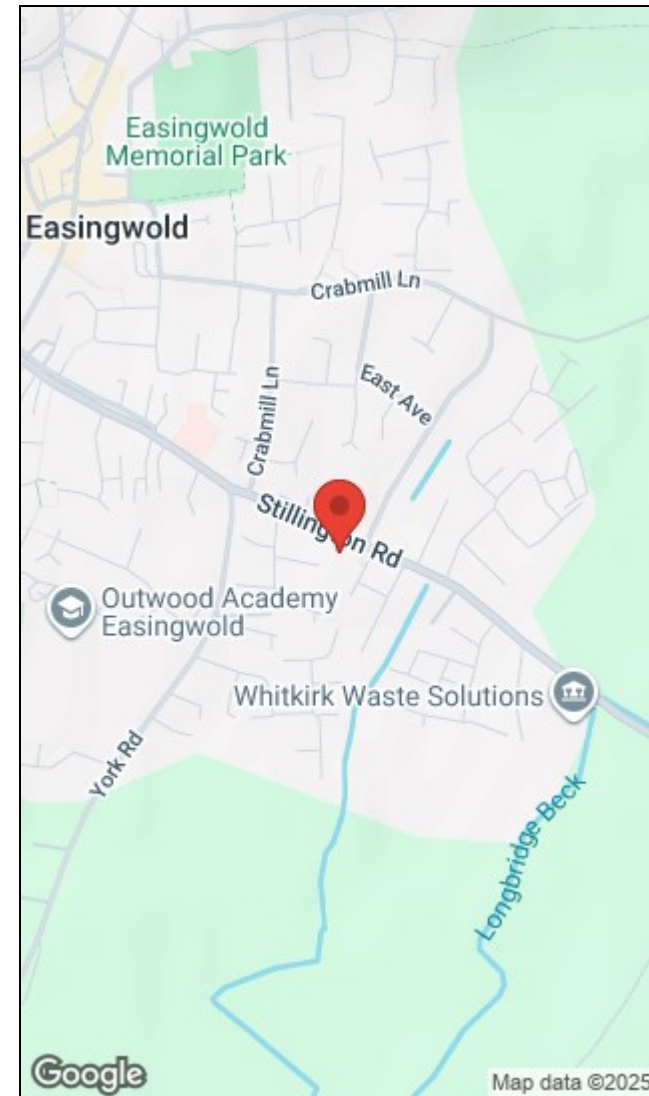




# GROUND FLOOR 779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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