



## Main Street, Stillington, York

- THREE BEDROOMS
- MID TERRACE
- SOUGHT AFTER VILLAGE
- EPC RATING G

- CHARMING COTTAGE
- FULL OF CHARACTER
- NO ONWARD CHAIN
- COUNCIL TAX BAND E

**Guide Price £375,000**

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# Main Street, Stillington, York

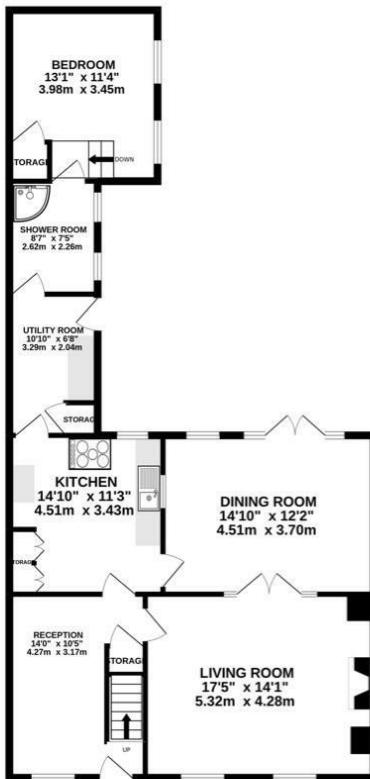
## DESCRIPTION

Situated in the sought after village of Stillington this three bedroom cottage is full of character and charm and offers a good deal of space and versatility. Offered with NO ONWARD CHAIN it comprises: reception hall, lounge, dining room, breakfast kitchen, utility room, bedroom and shower room. To the first floor are two further bedrooms and a bathroom. It also benefits from extensive double glazing and electric heating. Outside are gardens front and rear and there is a garage and off street parking. Council Tax Band E and EPC rating G. Apply Easingwold Office on 01347 823535.

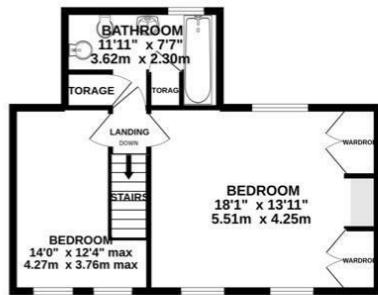




GROUND FLOOR  
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1469 sq.ft. (136.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and any other areas are approximate only. The plan is issued for any enquiry, omission or mis-statement in the plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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## Viewing

Please contact our Hunters Easingwold Office on 01347 823535 if you wish to arrange a viewing appointment for this property or require further information.

Trinity House Market Place, Easingwold, YO61 3AD  
Tel: 01347 823535 Email:  
easingwold@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G	2	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

**THINKING OF SELLING?** 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.

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