



HUNTERS[®]
HERE TO GET *you* THERE

57 Parkfield, Stillington, York, YO61 1JP

57 Parkfield, Stillington, York, YO61 1JP

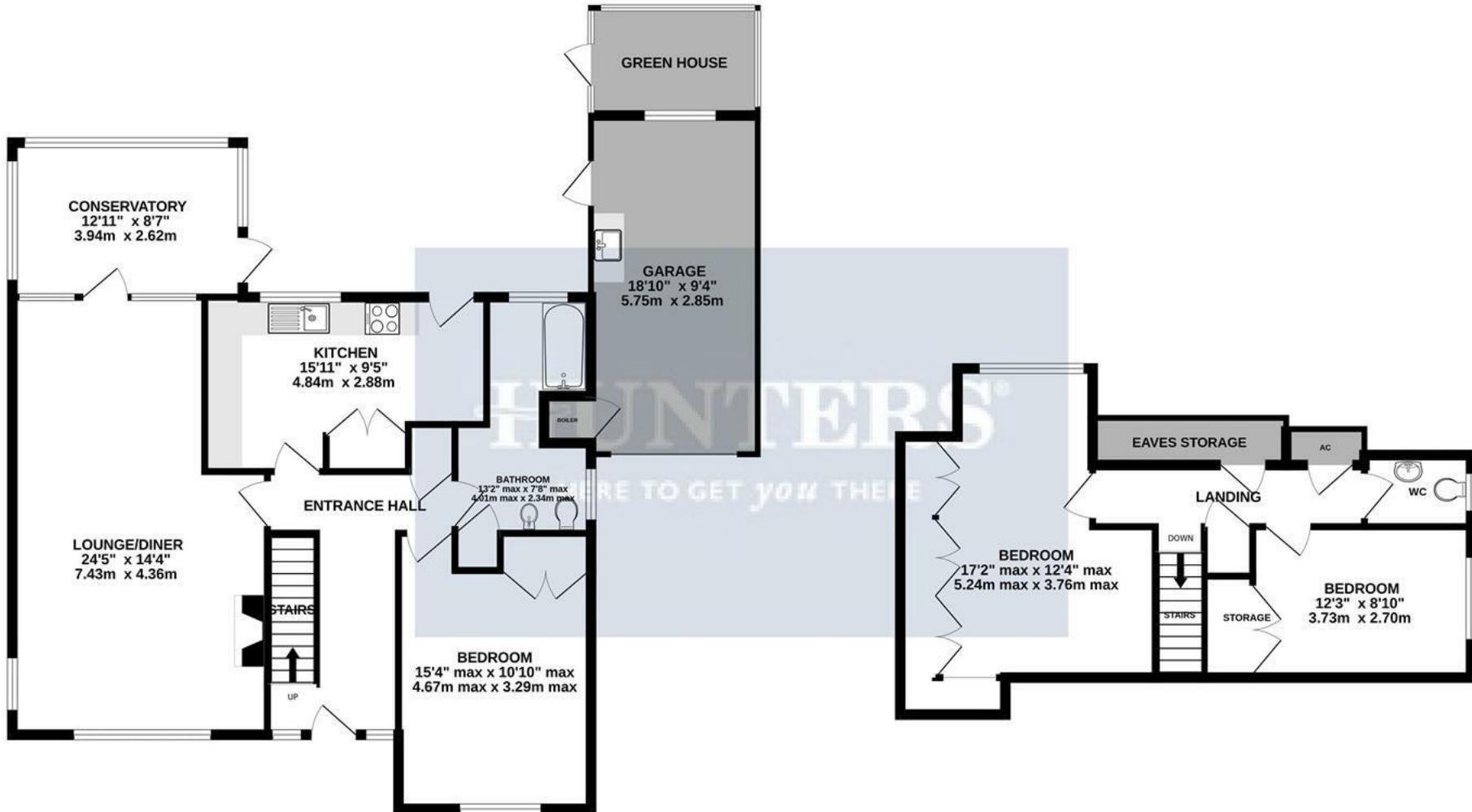
Guide Price £325,000

Situated in the popular village of Stillington this three bedroom detached dormer bungalow is in need of some updating but is sure to appeal. Benefiting from lovely south facing views over the open countryside it briefly comprises: hallway, lounge/diner, breakfast kitchen, conservatory, bedroom one and bathroom. To the first floor are two bedrooms and a wc. Outside are gardens front and rear and there is a single garage. Offered with NO ONWARD CHAIN. EPC rating D, Council Tax Band E.
Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.

1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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.
Made with Metropix ©2024

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

- **DORMER BUNGALOW**
- **SOUGHT AFTER VILLAGE**
- **COUNCIL TAX BAND E**

- **DETACHED**
- **OPEN SOUTH FACING VIEWS**
- **EPC RATING D**

- **THREE BEDROOMS**
- **NO ONWARD CHAIN**

HALLWAY

Accessed via composite front door, full length opaque windows to each side, radiator, stairs to first floor, storage cupboard

LOUNGE/DINER

Windows to front and side aspects, radiators x 3, stripped wooden flooring, fireplace with electric fire (open fire behind), door to conservatory

BREAKFAST KITCHEN

Range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated electric oven, hob and extractor, integrated fridge/freezer, plumbing for dishwasher, window to rear aspect, fully glazed door to rear aspect, radiator

CONSERVATORY

Radiator, fully glazed door to garden

BEDROOM ONE

Window to front aspect, radiator, fitted wardrobe, ceiling spotlights

BATHROOM

Walk in bath tub with overhead electric shower, low flush wc, bidet, pedestal wash basin, radiator, opaque windows to side and rear aspects, fitted cupboard, recessed ceiling lights

FIRST FLOOR LANDING

Storage cupboard, airing cupboard, eaves storage, loft access point

BEDROOM TWO

Fitted wardrobes and bedroom furniture, window to rear aspect, radiator

BEDROOM THREE

Fitted wardrobe, stripped wooden flooring, window to side aspect, radiator

WC

Low flush wc, vanity unit with inset wash basin, opaque window to side aspect, radiator, extractor fan

OUTSIDE

To the front of the property the garden is laid mainly to lawn with borders of shrubs and plants. To one side of the property is the garage and a storage area for the bins. Pedestrian access down the other side leads to the rear garden which is made up of lawn, borders of shrubs and plants, block paved patio area, tool shed, coal bunker and greenhouse. The garden is south facing with views over the surrounding fields.

GARAGE AND PARKING

A block paved driveway with room for off street parking leads to the garage. This has power, light and water laid on. There is a utility area to the rear with sink and plumbing for a washing machine.

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.





