



Elmhirst  
Parker  
Estate Agents & Solicitors



# 1 St Helens View

Stillingfleet  
YO19 6SP

Offers in the region of  
£550,000



- DETACHED HOUSE
- FOUR BEDROOMS
- KITCHEN & UTILITY
- EN-SUITE BATHROOM
- TWO RECEPTIONS
- CLOAKROOM
- ATTRACTIVE REAR GARDEN
- SOUGHT AFTER VILLAGE
- CUL DE SAC LOCATION
- NO ONWARD CHAIN







A rare opportunity to purchase an individual detached house in a cul de sac location containing just two other properties. Situated in the semi-rural village of Stillingfleet with easy access to York, the property offers spacious accommodation and is offered with no onward chain.

Briefly comprising:- cloakroom, living room, dining room, kitchen, utility, master bedroom with en-suite bathroom, 3 further bedrooms and bathroom. Outside is a double garage and attractive rear garden.

UPVC entrance door leading into:-

#### Entrance Hall

2.62 x 2.13 (8'7" x 6'11")

With stairs off to the first floor, rooms off and a central heating radiator.

#### Cloakroom

1.37 x 0.92 (4'5" x 3'0")

Having a white suite comprising wash hand basin and wc.

#### Living Room

5.83 x 3.55 (19'1" x 11'7")

Having a fireplace with marble effect back and hearth incorporating an electric fire. Window to the front elevation and patio doors to the rear. Central heating radiator.

#### Dining Room

3.31 x 2.96 (10'10" x 9'8")

Having a window to the front elevation, understairs cupboard and a central heating radiator.

#### Kitchen

3.31 x 2.94 (10'10" x 9'7")

Having a range of oak fronted base and wall units. Work surfaces incorporating a composite sink with mixer tap. Integrated double electric oven and electric hob with extractor over. Integrated dishwasher. Window to the rear elevation.

#### Utility

2.95 x 1.47 (9'8" x 4'9")

Having a sink unit, plumbing for automatic washing machine and space for a fridge/freezer. Window to the rear elevation and door to the rear.

#### Landing

With rooms off and a window to the side elevation.

#### Master Bedroom

3.33 x 2.98 (10'11" x 9'9")

Having a range of fitted furniture including wardrobes, over bed cupboards, drawers and dressing table. Two windows to the front elevation and a central heating radiator. Steps up to:-





### En-Suite Bathroom

2.45 x 2.36 (8'0" x 7'8")

Being fully tiled and having a suite comprising corner bath with shower over, wash hand basin and wc. Window to the rear elevation and a chrome ladder style towel rail / radiator.

### Bedroom 2

4.38 x 2.38 (14'4" x 7'9")

Having fitted furniture and an airing cupboard. Window to the front elevation and a central heating radiator.

### Bedroom 3

3.33 x 3.02 (10'11" x 9'10")

Having fitted furniture. Window to the rear elevation and a central heating radiator.

### Bedroom 4

3.53 x 2.99 (11'6" x 9'9")

Having a window to the front elevation and a central heating radiator. Access to the loft space.

### Bathroom

2.7 x 2.44 (8'10" x 8'0")

Being fully tiled and having a white suite comprising panelled bath with electric shower over, wash hand basin and wc. Window to the rear elevation and a central heating radiator.

### Outside

To the front of the property is a small paved garden with steps up to the front door. To the side is a block paved drive in front of the double garage which has power connected. The rear garden is well established with a raised decking area and steps down the a further paved area and lawn with mature shrubs. There is also a sunken pond and summer house.





All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 <small>EU Directive 2002/91/EC</small>		

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