



The Green Stillingfleet, York YO19 6SF

Freehold
Council Tax Band - F

- Detached Modern House
- Five Double Bedrooms
- Double Garage & Driveway
- Sought After Village
- Fulford School Catchment
- Large Garden & Seating Area
- EPC C



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

The Green
Stillingfleet, York
YO19 6SF

£735,000

5 2

A large, modern five/six bedroom link-detached home occupying an enviable position in the heart of a peaceful and picturesque village, with open views across the green and towards the historic medieval church. The property falls within the catchment area for highly regarded schools including the Ofsted Rated Outstanding Fulford Secondary School.

Built in 2004 by renowned local developer Daniel Gath Homes, this spacious and well-designed property offers a perfect blend of contemporary family living and charming village life. With scenic countryside walks on the doorstep and a strong local community, it's an ideal setting for families looking for space, tranquillity, and convenience.

The accommodation is arranged over three floors and begins with a generous entrance hallway with engineered oak flooring. The ground floor offers a bright and airy lounge with a log-burning stove, a versatile second reception room currently used as a dining/family room, and a large kitchen diner with modern units, integrated appliances, and adjoining utility room and W.C.

To the first floor, a galleried landing with picturesque views leads to five well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, and the family bathroom serves the remaining bedrooms. A staircase leads up to a vast second floor—stretching over 40ft in length—currently used as a study and second living area, with potential to convert into a guest suite with en-suite facilities (subject to building regulations). There is excellent storage with both eaves and loft space available.

Outside, the home continues to impress with a private driveway offering off-street parking and access to the double integral garage. The rear garden is fully enclosed and mainly laid to lawn with mature borders, a large patio for outdoor entertaining, and a greenhouse.

Council Tax Band- F

