



HUDSON  
MOODY

23 The Villas Whinny Lane, Claxton, York YO60 7RZ

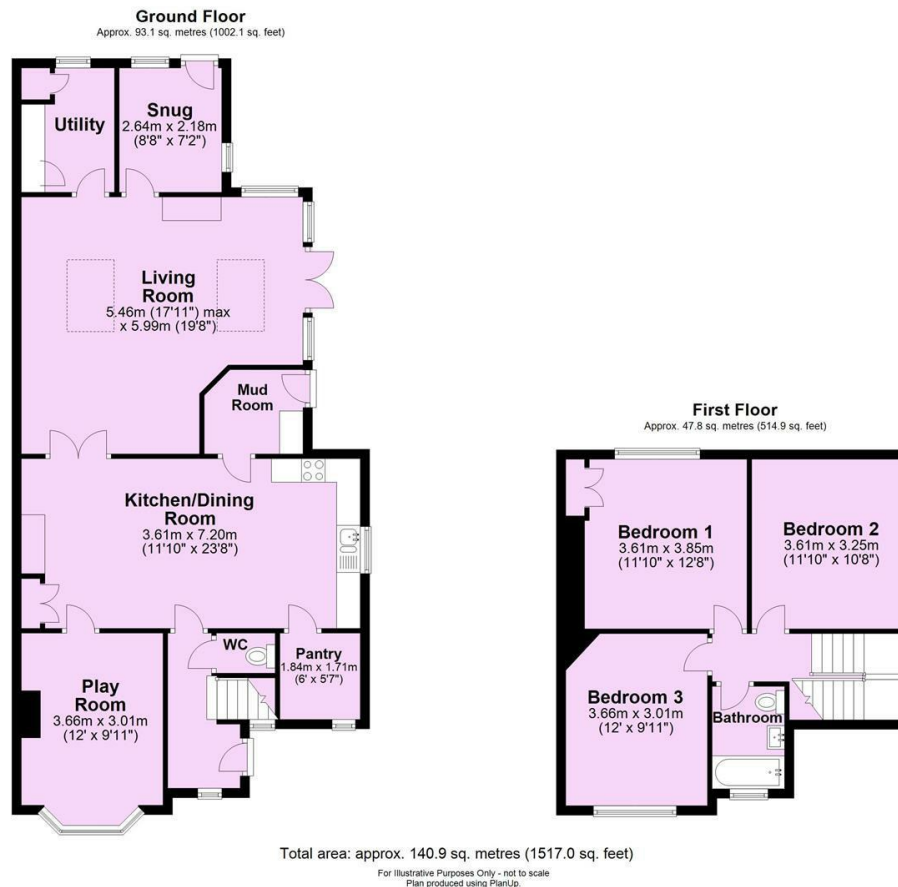
A Beautiful and EXTENDED period semi detached house, located in the popular village of Claxton to the North East of York. The house is within easy reach of the A64 York's Historic city centre, Monks Cross and Vanguarde.

- Extended Semi Detached House
- Three Double Bedrooms
- Immaculate Throughout
- Large Wrap Around Plot
- Off Road Parking
- Seperate Utility
- Single Storey Extension With Two Lantern Roof Lights And French Doors
- South Facing Rear Garden
- Double Glazed Windows And LPG Fired Central Heating

**Guide Price £450,000**

**Tenure: Freehold**

**Council Tax Band: C**







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>		50	63
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**