



## Main Street, Claxton, York Asking Price £430,000

\*\*\*\* CHARMING PERIOD COTTAGE \*\*\*\*

An immaculately presented period cottage located centrally within this much sought after village, featuring a modern kitchen and bathroom and off street parking.





## Accommodation

Occupying a choice position fronting onto the Main Street of this ever popular village, is this period cottage which has been comprehensively upgraded over many years, whilst retaining a number of the original period features.

The property is entered via a glazed entrance door into a spacious reception hall having a staircase leading to the first floor accommodation with a pine balustrade and handrail. The hall includes a built-in under stair cupboard, oak flooring, an ornamental picture rail and radiator.

Located at the front of the property is a separate dining room with stripped pine flooring and fireplace with cast iron basket grate. The dining room includes a double radiator and ornamental picture rail.

The principal reception room is a spacious lounge located at the rear of the house, again having a fitted fireplace with cast iron grates set on a tiled hearth. There is an original double fronted low level cupboard, display shelving and double radiator. The lounge includes a television aerial point and a doubled glazed rear entrance door which leads out onto the courtyard and garden beyond.

The kitchen is one of the feature rooms of the property having a modern range of built-in base units to three sides with granite worktops and inset sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a floor mounted AEG electric oven with extractor canopy, in addition to a built-in automatic dishwasher, washing machine, as well as fridge and freezer units.

A stable styled rear courtesy door leads out onto the garden which is in addition to an exposed beamed ceiling, feature leaded light window to the side elevation, double radiator, tiled flooring and a thermostatic control panel.

The property enjoys three bedroom accommodation, all of which are serviced from the landing including the main bedroom which is located at the rear, having a double radiator and picture rail.

Bedroom two is located at the front of the house, again with a double radiator and period fireplace, with bedroom three at the rear with a radiator and picture rail.

The internal accommodation is completed by a modern shower room, which has a low flush WC, wash hand basin and walk-in corner shower cubicle with Waterfall shower attachment and full height tiled splashbacks. There is a heated towel rail, loft hatch and recess ceiling downlighters.

## To The Outside

The property is accessed directly off the Main Street of Claxton onto a gravelled front hardstanding which provides off-street parking for two motor vehicles. A gated access from the driveway leads through into an enclosed and private front and rear garden which is laid to lawn with surrounding herbaceous borders with hedge line boundaries.

Running full width across the front elevation is a gravelled pathway.

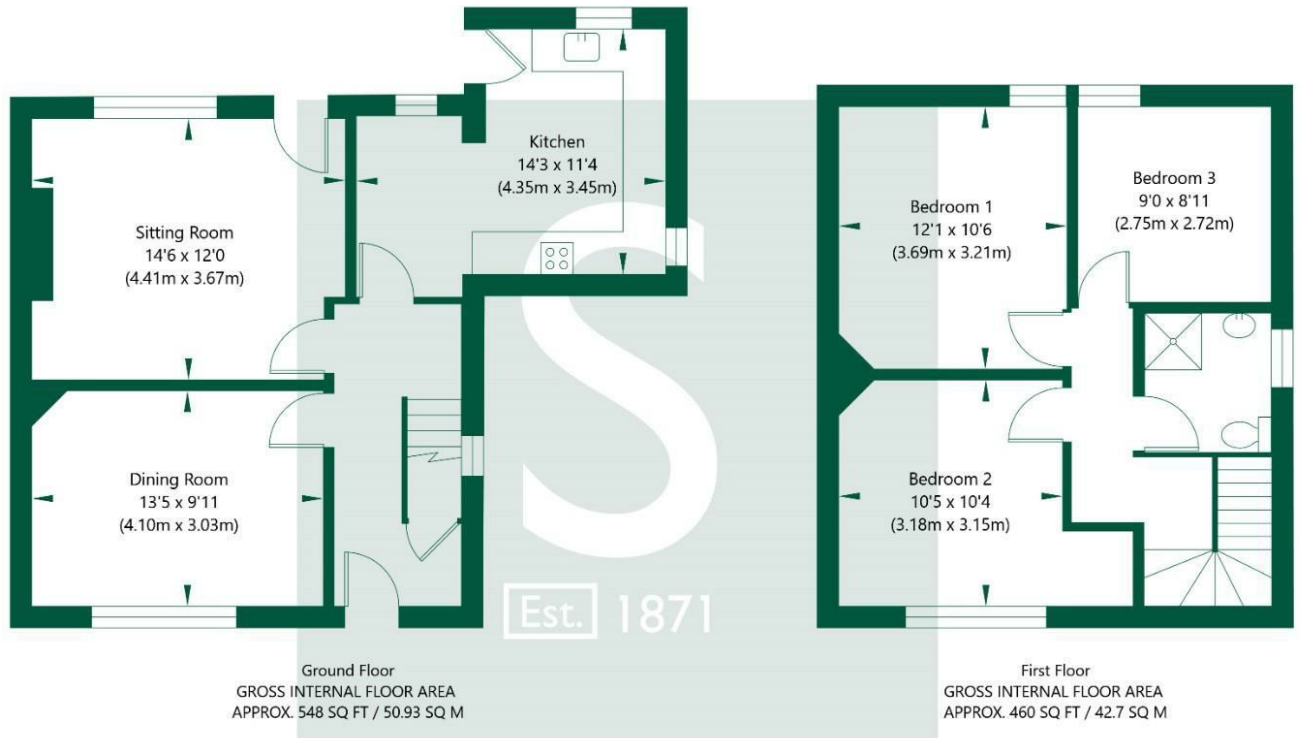
The property benefits from vehicle and pedestrian right of access down the side driveway with a further gated access to the front garden.

Adjoining the side elevation is a hardstanding with a garden shed which is included within the sale.

Adjoining the rear elevation with access from both the kitchen and dining room is a flagged patio with storm porch which provides ample space for freestanding garden furniture. The patio steps out onto a gravelled courtyard garden with a further quarry tiled patio in addition to raised herbaceous borders. The rear garden is enclosed to all sides by fenced boundaries with an additional gated access onto the side driveway.



Main Street, Claxton, YO60 7SD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1008 SQ FT / 93.63 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
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- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

