



## Michaelmas Cottage | Claxton, York

Michaelmas Cottage is a delightful and generously proportioned three bedroom detached family home situated in a generous plot situated in the rural village of Claxton, between York and Malton. No onward chain.

- A superb detached family home
- Scope for some modernisation and improvement, with the potential for extension subject to the necessary consents
- Three bedrooms and family bathroom
- Garage and timber shed
- No onward chain
- Sought-after village location
- Large reception hall, sitting room, kitchen, rear lobby and wc
- Gardens to the front and side
- Private driveway with ample parking space

**Guide Price £400,000**



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## ACCOMMODATION

### ON THE GROUND FLOOR

#### RECEPTION HALL

13'3" x 12'10" (3.89m x 4.04m)

Front aspect single glazed window, staircase to first floor under stairs cupboard.

#### SITTING ROOM

22' x 12'5" (6.71m x 3.78m)

Triple aspect windows, cast iron range on slate hearth into brick recess, exposed beams, built-in cupboard, double doors to:

#### KITCHEN

13' x 7'5" (3.96m x 2.26m)

Side aspect single glazed window, range of base and wall mounted units, stainless steel sink and drainer with taps over, plumbing for washing machine, double radiator.

#### REAR LOBBY AND CLOAKROOM

With wc, internal door to garage, door to outside.

#### TO THE FIRST FLOOR

#### LANDING

12'10" x 3'10" (3.91m x 1.17m)

Airing cupboard housing the hot water cylinder and immersion heater.

#### BEDROOM 1 (NE)

16'2" x 8'10" (4.93m x 2.69m)

Front aspect single glazed window, built-in wardrobe and dressing table, double radiator.

#### BEDROOM 2 (NW)

13'7" x 12'7" (4.14m x 3.84m)

Rear aspect single glazed window, built-in wardrobe, wash hand basin.

#### BEDROOM 3 (E)

9'4" x 9'2" (2.84m x 2.79m)

Over stairs cupboard.

#### SHOWER ROOM

8'9" x 6'3" (2.67m x 1.91m)

Rear aspect single glazed window, three piece suite comprising walk-in shower, wc and wash hand basin, radiator.

#### OUTSIDE

The property is approached via a private gravelled driveway to the side. There is a central path to the front with lawned gardens to the front and side with herbaceous borders and hedgerow boundaries. To the rear of Michaelmas Cottage, there is a patio area, together with timber garden shed. Oil tank.



### **GARAGE 1**

13'6" x 7'10" (4.11m x 2.39m)

Timber double doors to the front, internal door to rear lobby.

### **GARAGE 2**

15'11" x 9'2" (4.85m x 2.79m)

With up and over door to the front.

### **SERVICES**

Mains water, electricity and drainage. oil fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

### **TENURE**

We understand to be freehold with vacant possession on completion.

### **VIEWING**

Strictly by appointment with the Agents. Tel: 01653 692151.

### **WHAT 3 WORDS**

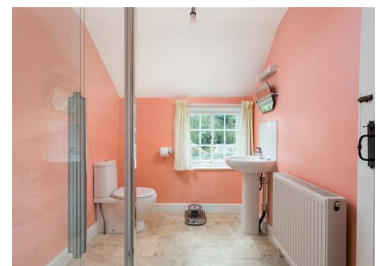
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### **COUNCIL TAX BAND**

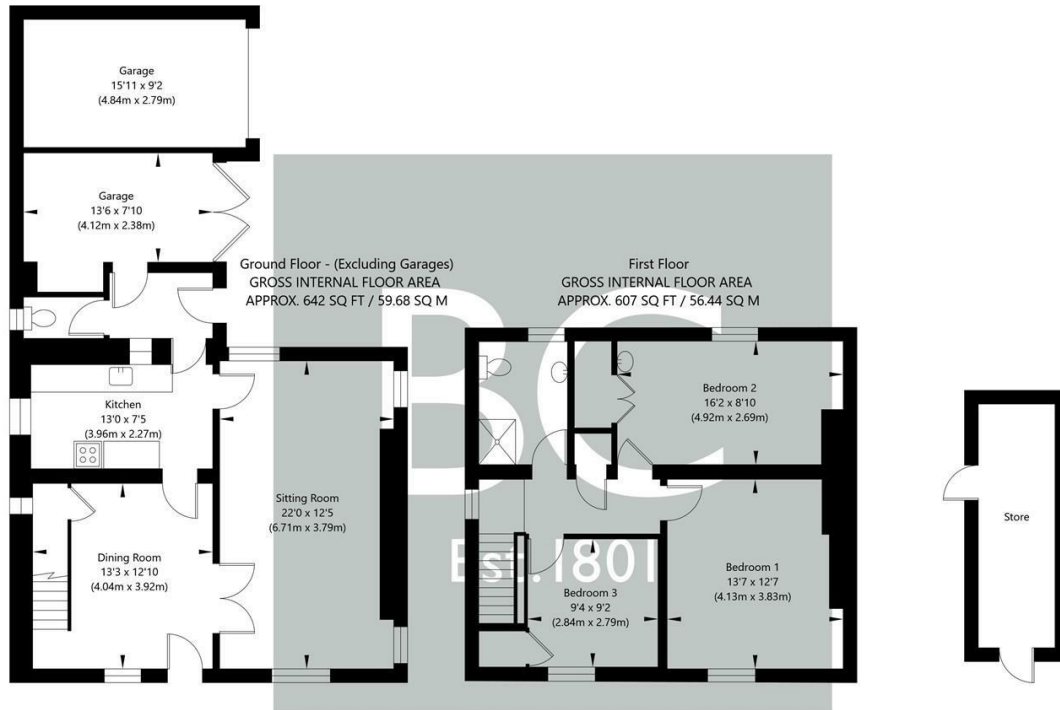
The property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

### **ENERGY PERFORMANCE RATING**

Assessed in Band F. The full EPC can be viewed at our Malton Office.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1249 SQ FT / 116.12 SQ M - (Excluding Garages and Store)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

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## COUNCIL TAX BAND

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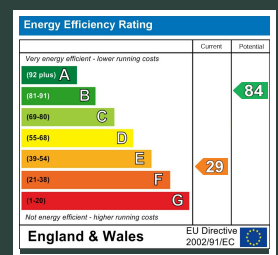
## ENERGY PERFORMANCE RATING

F

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**BC**  
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