



14 Claxton Grange Malton Road

York, YO60 7RE

Guide Price £200,000

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A SINGLE STOREY 2 BEDROOM COTTAGE WITH PRIVATE GARDEN forming part of this mews development in a semi rural location, surrounded by open countryside and only 10 minutes from York and with easy access to Malton and the A64 to Leeds. The property comprises lounge with brick fireplace, dining kitchen with fitted units, 2 double bedrooms and family bathroom/WC. To the outside is a lawned garden with patio area and allocated parking for 2 cars.

### Lounge/Dining Room

Entrance door, window to front and rear, ceiling beams, full height natural brick fireplace, TV point, power points.

### Kitchen

Fitted units comprising sink unit, base and wall units, work surfaces, built in oven and hob, window to rear, ceiling beams.

### Landing

Doors leading to;

### Bedroom 1

Window to rear, power points. Carpet.

### Bedroom 2

Window to front, power points. Carpet.

### Bathroom

3 piece suite in white suite comprising panelled bath, wash hand basin, low level WC, window to front.

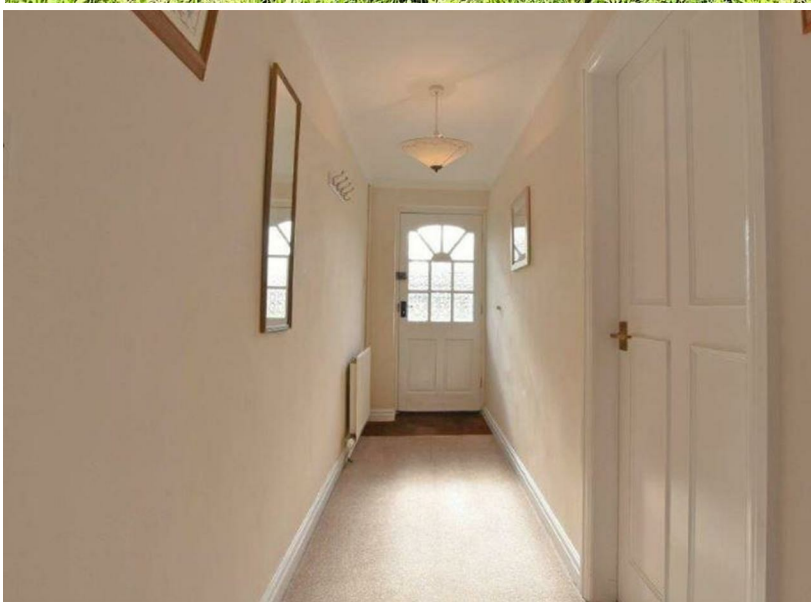
### Outside

Long lawned garden with patio. Allocated car parking.

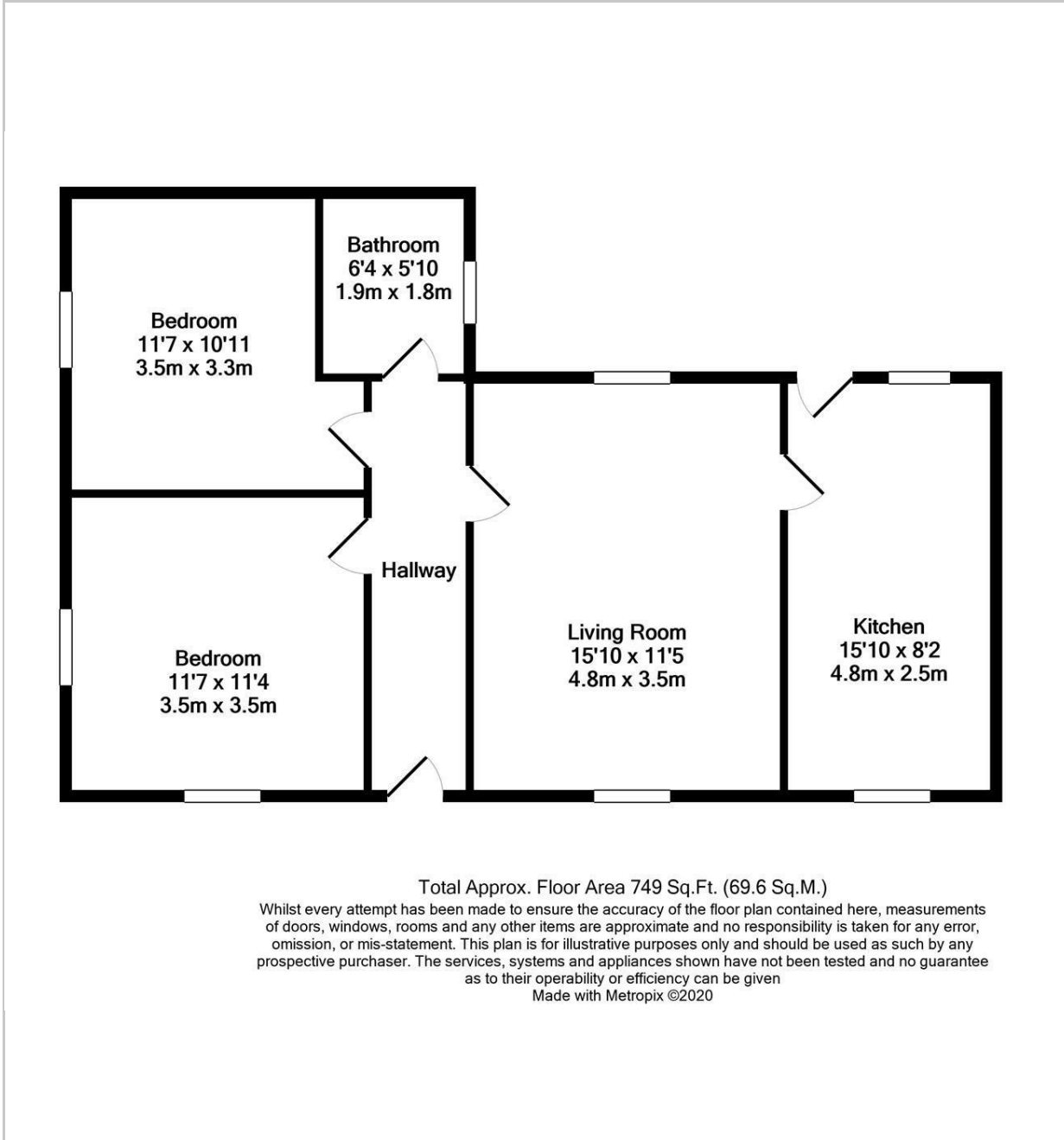
### Note

Please note the plans shown may vary and are provided for general guidance only.

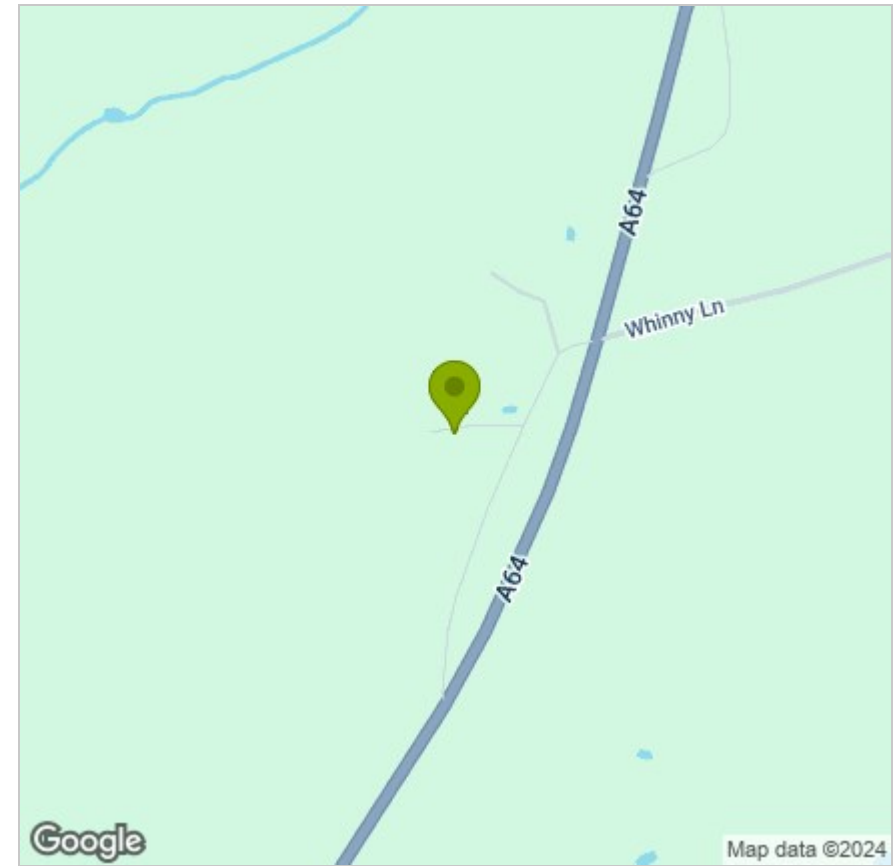




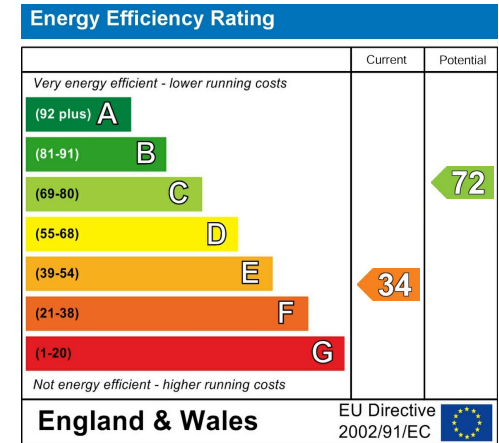
## FLOOR PLAN



## LOCATION



## EPC



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