



Trueman Cottage, 12 Claxton Grange Flaxton

York, YO60 7RE

Guide Price £180,000



A 2 BEDROOM BUNGALOW FORMING PART OF THIS MEWS DEVELOPMENT WITHIN THIS SEMI RURAL LOCATION CONVENIENT FOR YORK. The property has the benefit of central heating and comprises entrance hall, lounge/dining room, fitted kitchen, 2 good sized bedrooms, bathroom/w.c, Lawned garden. 2 parking spaces.

Lounge/Dining Room

Window to front, natural brick fireplace, TV point, power points. Carpet.

Kitchen

Window to front, fitted units comprising sink unit, base and wall units, work surfaces, built in electric oven and hob.

Bedroom 1

Window to rear, power points. Carpet.

Bedroom 2

Window to rear, power points. Carpet.

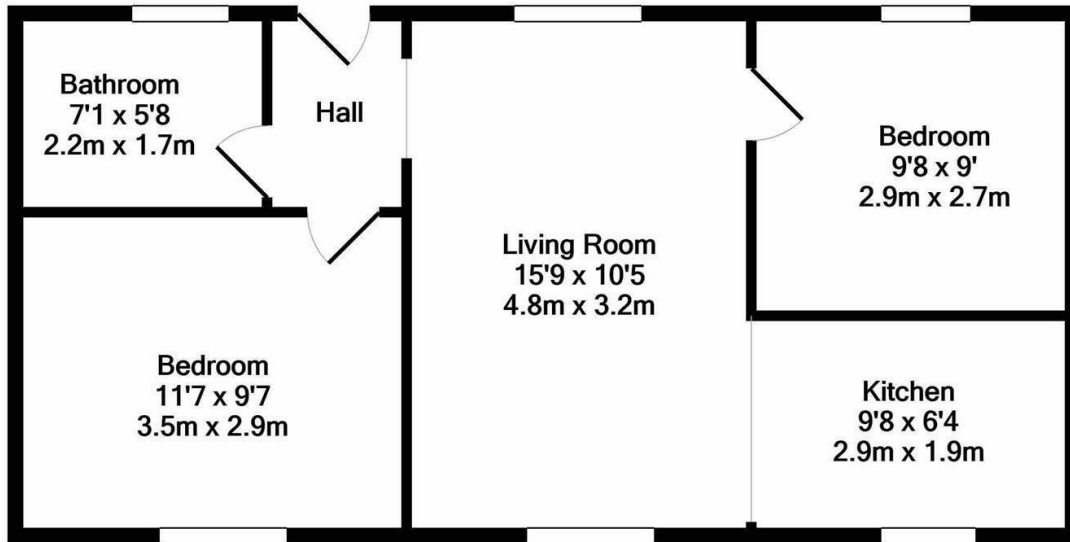
Bathroom

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





FLOOR PLAN



Total Approx. Floor Area 532 Sq.Ft. (49.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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