



HUDSON  
MOODY

Todd Cottage, 14 Main Street, Claxton, York YO60  
7SD

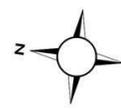
Todd Cottage is a truly stunning period cottage, situated in the heart of the semi-rural village of Claxton, offering a wealth of charm and character throughout. With three generous bedrooms and two reception rooms, the light and airy accommodation has been refurbished to exacting standards and offers convenient vehicular access to Stamford Bridge, the A64, the outer ring road and York City Centre.

- Superb Character Cottage
- Refurbished To A High Standard
- Two Spacious Reception Rooms
- Stunning Bespoke Breakfast Kitchen
- Three Generous Bedrooms
- Attractive & Enclosed Rear Sunny Garden
- Parking For Two/Three Cars
- Luxury House Shower Room
- Located In The Heart Of The Village
- Convenient Access to Stamford Bridge, The A64, The Outer Ring Road & York City Centre

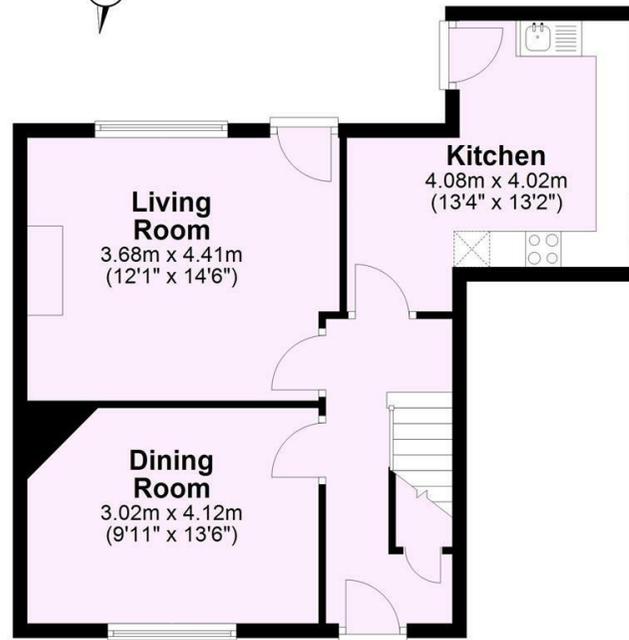
**Guide Price £380,000**

**Tenure: Freehold**

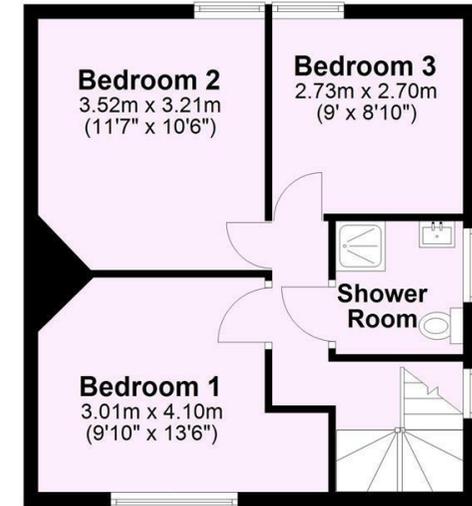
**Council Tax Band: C**



**Ground Floor**  
Approx. 49.4 sq. metres (531.9 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.5 sq. feet)



Total area: approx. 89.2 sq. metres (960.4 sq. feet)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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