
HUDSON
MOODY
1 Whinny Lane, Claxton, York YO60 7RZ

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

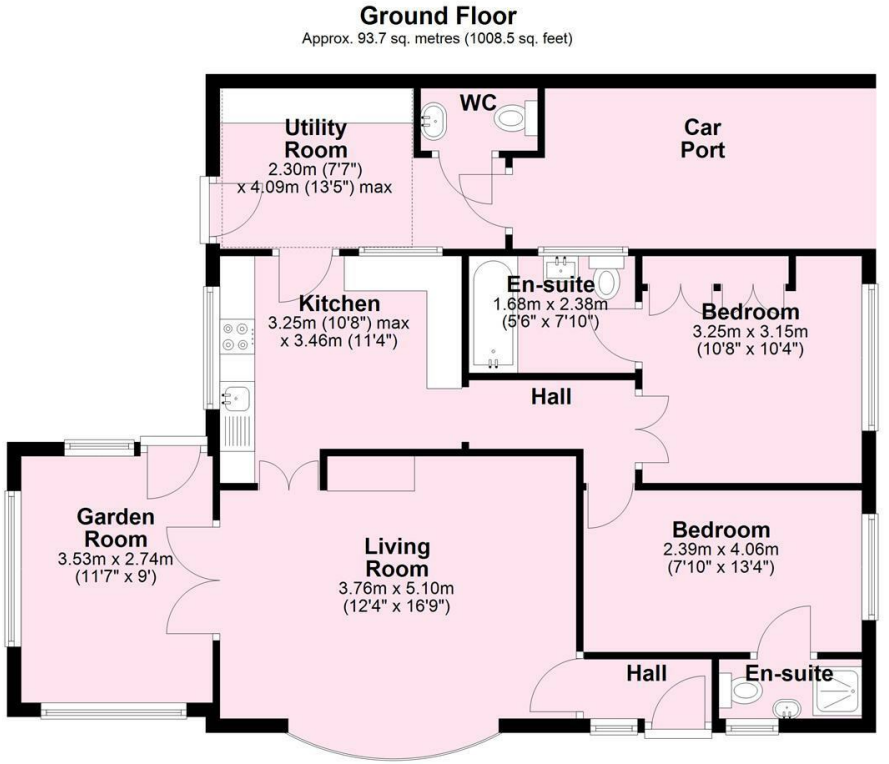
OFFERED FOR SALE WITH NO ONWARD CHAIN.... Situated in the highly regarded semi-rural village of Claxton is this superb, extended two bedroom detached bungalow, set within attractive gardens, a driveway providing ample off-road parking and overlooking the village green.

- Offered For Sale With No Onward Chain
- Extended Detached Bungalow
- Utility Room & Guest WC
- Excellent Position Overlooking The Village Green
- Attractive Gardens, Ample Off-Road Parking & Car Port
- 4 Miles To Stamford Bridge & 6 Miles To Monks Cross Retail Park
- For Sale By Modern Auction - T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction

Guide Price £230,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 93.7 sq. metres (1008.5 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.





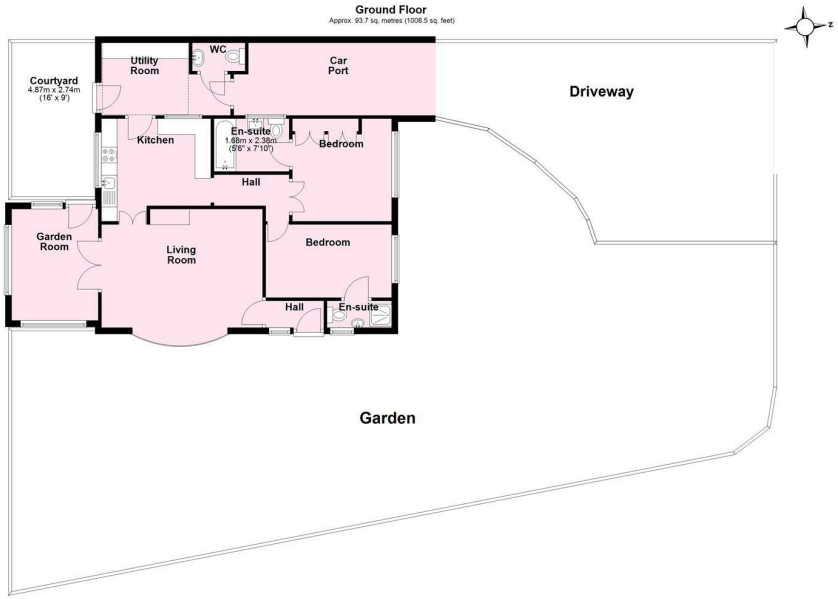






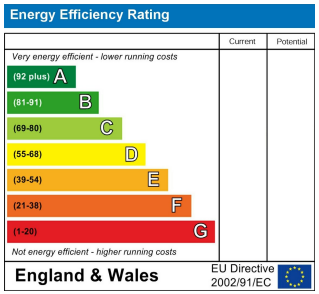












HUDSON MOODY

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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