



4 Claxton Grange Malton Road  
York, YO60 7RE  
£156,000

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A 3 BEDROOM END TERRACE COTTAGE 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 ceiling beams and brick fireplace, dining kitchen with fitted units and built in oven and hob, landing, 3 double bedrooms and family bathroom/WC. To the outside is a courtyard garden with patio area and allocated parking.

This property is subject to a local needs occupancy planning condition – for further details, contact Ryedale District Council development.management@ryedale.gov.uk

### Dining Kitchen

Entrance door, dining area, kitchen with fitted units including sink unit, base and wall units, work surfaces, built in oven and hob, window to front. Door to inner lobby. Opening to;

### Lounge

Windows to rear, ceiling beams, brick fireplace, stairs to first floor, TV point, power points. Door to Bedroom.

### Inner Lobby

Door to;

### Landing

Window to front, balustrade. Doors leading to;

### Bedroom 1

Window to rear, power points. Carpet.

### Bedroom 2

Window to rear, power points. Carpet.

### Bedroom 3

Double size bedroom with full height window to rear, ceiling beams, power points.

### Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, window to front.

### Outside



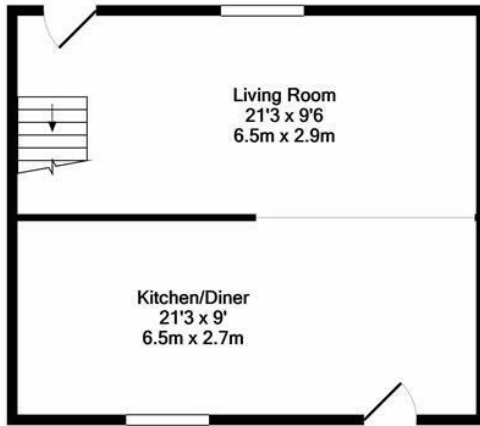


Courtyard with patio area. Allocated parking.

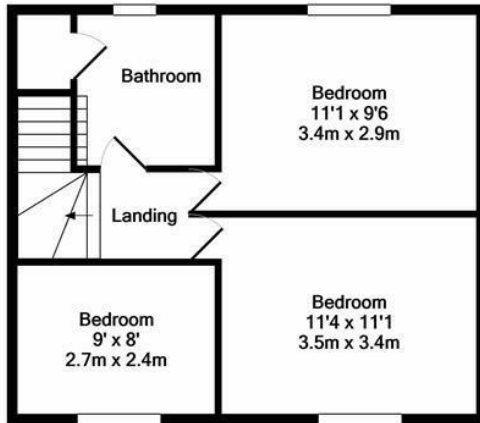




## FLOOR PLAN



Ground Floor  
Approx. Floor  
Area 413 Sq.Ft.  
(38.4 Sq.M.)



1st Floor  
Approx. Floor  
Area 413 Sq.Ft.  
(38.4 Sq.M.)

Total Approx. Floor Area 826 Sq.Ft. (76.8 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		
(55-68)	D	55	58
(39-54)	E		
(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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