



Trueman Cottage, 12 Claxton Grange Flaxton

York, YO60 7RE

Guide Price £180,000



This charming two bedroom bungalow offers a perfect blend of comfort and convenience. Set in a semi-rural location, the property is ideally situated for those seeking a peaceful lifestyle while still being within easy reach of the vibrant city of York. The bungalow features two well-proportioned bedrooms, making it an excellent choice for couples, small families, or those looking to downsize. The bathroom is thoughtfully designed, ensuring both functionality and comfort. The exterior of the property boasts a lovely lawned garden and two designated parking spaces. With its appealing features and prime location, this bungalow is sure to attract interest from a variety of buyers.

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

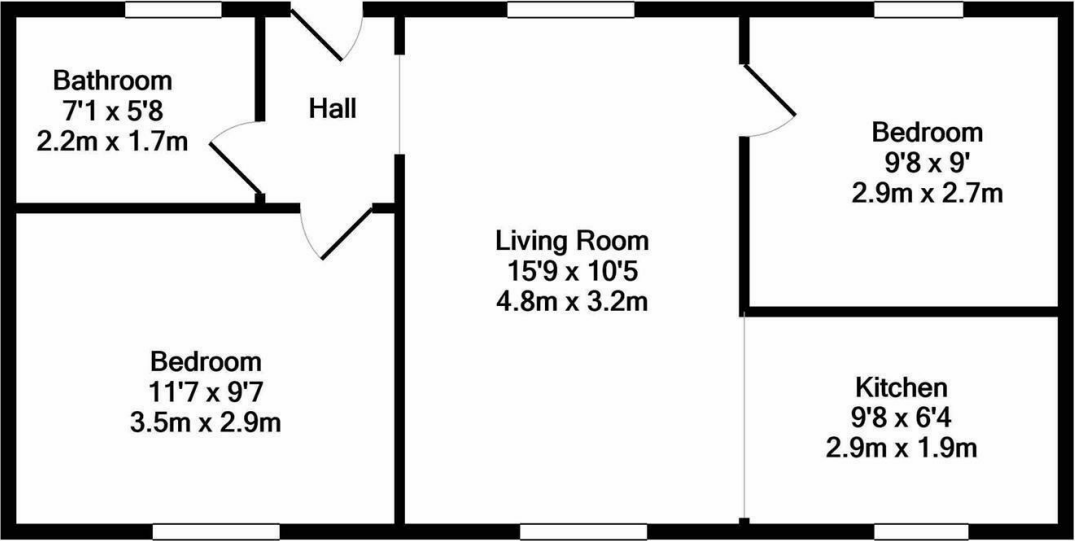
Window to rear, power points. Carpet.

Bathroom

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



FLOOR PLAN



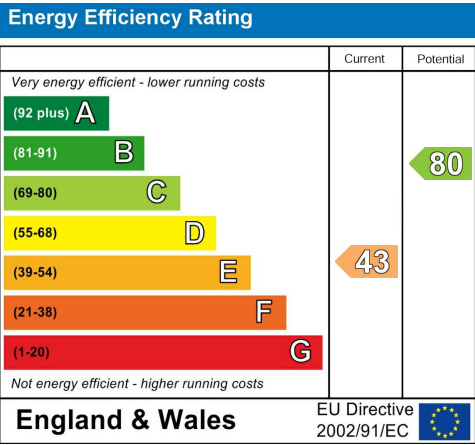
Total Approx. Floor Area 532 Sq.Ft. (49.4 Sq.M.)

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



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