



HUDSON
MOODY

Lacoste & Agip Whinny Lane, Claxton, York YO60
7RZ

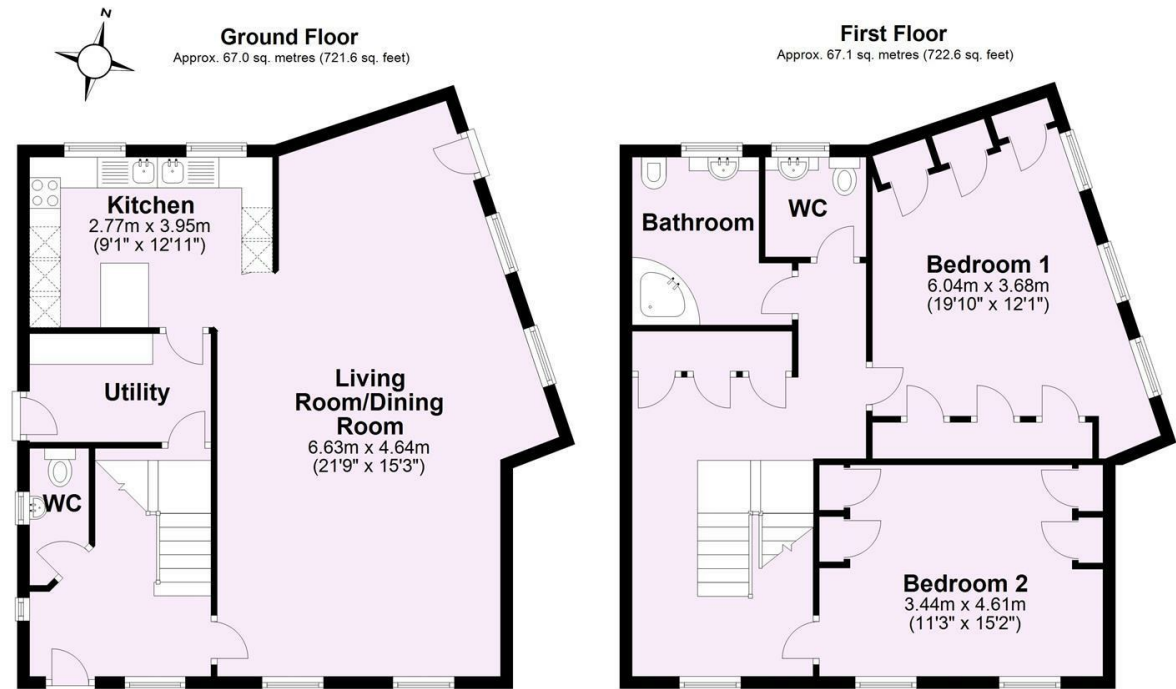
TWO PROPERTIES A rare opportunity to purchase two unique properties set within an acre plot. Located in an idyllic setting in the village of Claxton surrounded by enviable views across open countryside.

- Two Individual Properties
- Attractive Rural Village Location
- Approximately an Acre Plot
- Joint Access Driveway
- Extensive Gardens, Stream and Central Water Feature
- Easy Access to A64 and 8 miles from York City Centre
- Two Double Garages
- Tranquil Setting
- Both Properties Unique in Character and Design

Guide Price £995,000

Tenure: Freehold

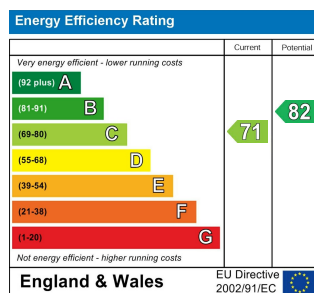
Council Tax Band: F



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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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.

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