

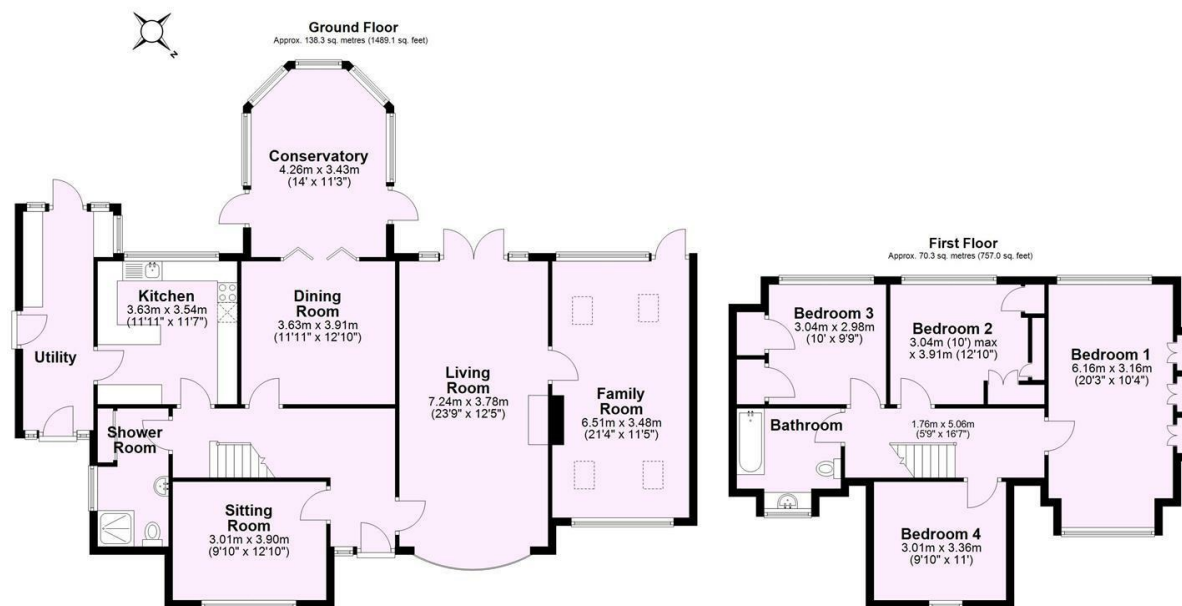


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Springwell House Main Street, Claxton, York YO60  
7SD

Springwell House is a delightful and individual detached family home, situated in the heart of the village of Claxton, overlooking the village green. With gardens stretching to approx. 1/3 of an acre, this much loved family home is being sold with no onward chain.

- No Onward Chain
- Approx. 1/3 Of An Acre Garden
- Superb Extended Family Home
- Four Reception Rooms
- Over 2,000 Sq Ft Of Flexible Living Space
- Attached Double Garage & Driveway Providing Off-Road Parking For A Number Of Vehicles
- Stunning Village Location Overlooking The Village Green
- Much Loved Home That Would Now Benefit From Some Updating
- 4 Miles To Stamford Bridge & 6 Miles To Monks Cross Retail Park
- Four Generous Bedrooms, House Bathroom & Ground Floor Shower Room



Total area: approx. 208.7 sq. metres (2246.1 sq. feet)

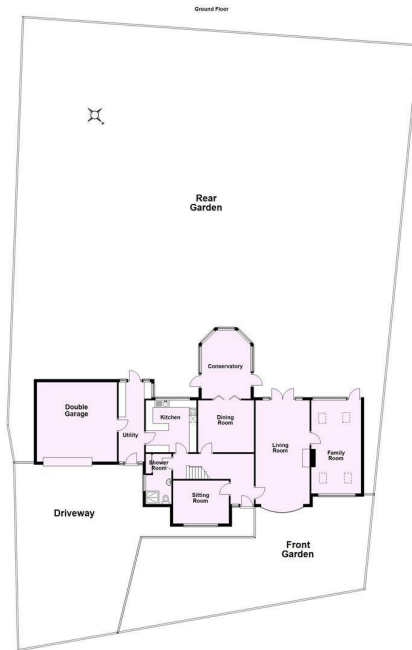
**Offers In Excess Of £600,000**

**Tenure: Freehold**

**Council Tax Band: G**







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 49                      | 59        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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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