

CLUBLEYS



17, Main Street,
Claxton, YO60 7SD

TO LET £1,100 Per Calendar Month



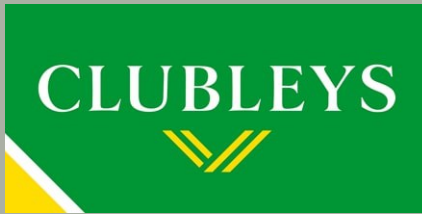
We are delighted to offer this beautiful two bedroom mid terrace cottage finished to a high standard, located in the sought after village of Claxton.

The property comprises an entrance hall with stairs to first floor, a spacious sitting room with multi fuel burner which has been opened up to the dining room, and a modern kitchen with integrated appliances. To the first floor lies two good sized bedrooms, and a contemporary bathroom suite with benefit of both a bath and separate shower cubicle. Outside there is a lawned garden to the front and a small gravelled courtyard area to the rear. There is also a single garage.

Oil fired central heating. Deposit required £1269. Holding Deposit £253. Available mid September.

RENT £1,100 Per Calendar Month | DEPOSIT £1,269 | AVAILABLE FROM 22nd
September 2026

Ryedale District Council BAND: C



ENTRANCE HALL

Front entrance door.
Stairs to first floor.

SITTING ROOM

3.66 x 3.24 (12'0" x 10'8")
Window to front.
Multi fuel burner set in brick surround, under stairs cupboard, radiator. Opening to:-

DINING AREA

4.17 x 2.80 (13'8" x 9'2")
Window to rear.
Radiator.

KITCHEN

2.99 x 2.71 (9'10" x 8'11")
Window to rear, door to side.
Fitted with a range of wall and floor units incorporating working surfaces, stainless steel sink unit, integrated appliances including fridge freezer, electric oven with hob and extractor fan over, dishwasher and washing machine. Tiled flooring with under floor heating and radiator.

LANDING

BEDROOM ONE

3.69 x 3.12 (12'1" x 10'3")
Window to front.
Storage cupboard with loft access, radiator.

BEDROOM TWO

3.16 max x 2.81 max (10'4" max x 9'3" max)
Window to rear.
Laminate wood flooring, radiator.

BATHROOM

3.02 x 2.12 (9'11" x 6'11")
Opaque window to side.
A modern suite comprising bath with mixer tap, corner shower cubicle, sink set in vanity unit and low flush WC. Fully tiled walls and flooring, chrome ladder style towel rail, radiator, extractor fan.

OUTSIDE

Lawned garden to front, small courtyard garden to rear.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

DEPOSIT & REFERENCES

A deposit will be required, the amount is stated in the main property description.

We use Rightmove to obtain tenant/s references.

HOLDING DEPOSIT

A holding deposit may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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