



ROB LETTS

EXPERIENCE  
**exp** UK



# South View, Deighton

Guide Price £280,000

3 1 1





RL0918 - Set in the sought-after village of Deighton, just over 4 miles from York's outer ring road, this beautifully presented three-bedroom home blends space, convenience and lifestyle.

A full-depth lounge features a bay window to the front and French doors to the rear garden, centred around a cosy log burner. The modern kitchen is complemented by a separate utility room with its own external door – ideal after muddy dog walks.

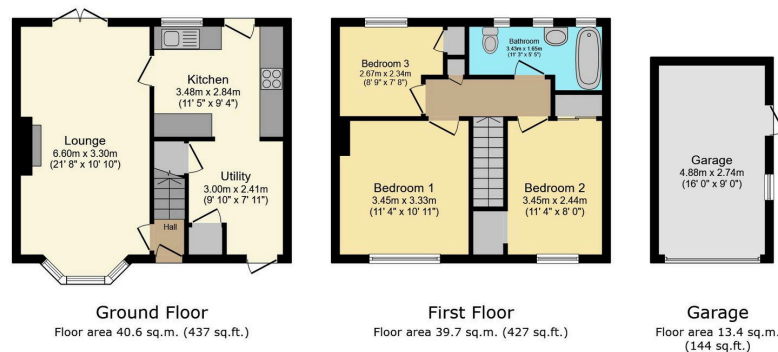
Upstairs are two doubles, a further sensible size third bedroom and a smart family bathroom.

Outside, there's a large front driveway and, to the rear, a detached garage and additional parking, plus a generous garden with patio and decking that enjoys sun throughout the year.

From the village you can join local footpaths linking to miles of walks and the York–Selby cycle path. Regular buses to York, Selby and the Designer Outlet, nearby amenities and highly rated schools, and a friendly neighbourhood complete the picture. Practical extras include an air source heat pump and cavity wall insulation.

This is village living done right.

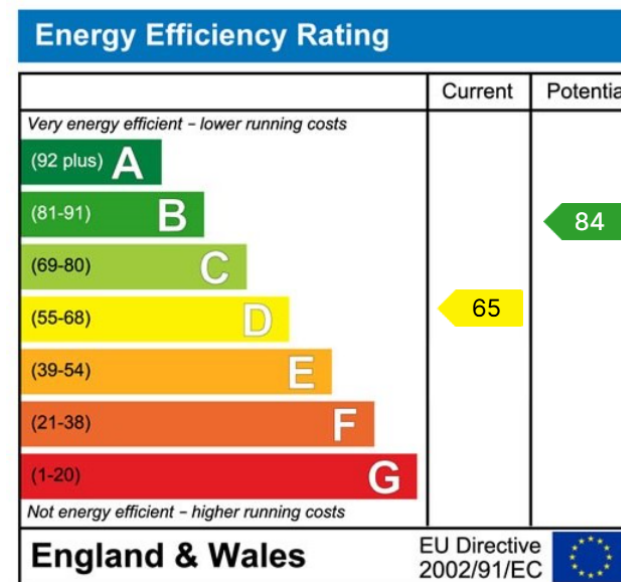




Total floor area: 93.7 sq.m. (1,008 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Well proportioned town house
- Full-depth lounge; bay window front, French doors rear
- Separate utility room with external door
- Detached garage to the rear + additional rear parking
- Air source heat pump & cavity wall insulation for efficiency
- Three bedrooms; two doubles + sensible sized single
- Feature log burner for cosy evenings
- Large front driveway
- Sunny rear garden with patio and decking
- Quote RL0918 when calling to book your viewing



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