



## Swan Close, Deighton, York £550,000

A wonderfully presented detached family home which has been thoughtfully extended in this popular village location. The property offers five well-proportioned double bedrooms with a modern house bathroom and two ensembles and is available for sale with no forward chain.



Deighton is a popular village located approximately 6 miles to the south of York. Positioned off the A19, the village allows for quick and easy access to both York & Selby as well as their respective railway stations. There is a frequent bus service between the two and the village falls within the catchment areas for both Escrick Primary School & Fulford Secondary School.

The property is accessed via a uPVC door into the entrance porch which leads through into the central hallway. The hallway has space for understairs storage and has a convenient WC.

The sitting room is located off the hallway and is spacious in size with uPVC windows to the front and rear of the room allowing light to flow in. There is a feature cast stone fireplace which acts as the focal point of the room.



There is a second reception room which is currently used as a home office but could easily be used as a dining room or play room.

The kitchen is modern in design with two sets of French doors leading out to the side patio garden. There are a combination of base and wall storage units with timber preparation surfaces incorporating a 1 1/2 sink with drying area. The kitchen has a range of integrated appliances including full height fridge, freezer, dishwasher, oven/grill, 4 ring induction hob and microwave. There is also ample space for a freestanding dining table.

Through the kitchen is a further entrance hall which offers access to the utility and out to the side elevation. There is also a further flight of stairs leading up to bedroom 5.

The utility room offers additional storage and has space for washing provisions.



To the first floor the property has five double bedrooms, four of which are accessed within the main section of the house and one of which has its own stairs and would be ideal for multi-generational living.

Bedroom one is a spacious double complete with a walk-in wardrobe and a modern ensuite bathroom.

The house bathroom is contemporary in design and comprises a three-piece suite including bathtub with shower over, low flush WC, wash hand basin with mixer tap and heated towel rail.

Bedroom five, located within the extended rear section of the house, is a fabulous double bedroom with a vaulted ceiling and Velux window. The room benefits from pleasant views over the garden and has its own ensuite shower room which is fully tiled.



To the outside the property has front and rear gardens as well as a patioed area to the side elevation. The walled rear garden is south facing and has a good sized lawned area as well as both patioed and timber decked areas.

The property is situated on a private drive and has off-street parking and a substantial double garage with two 'up and over' doors and power connected. The garage also has a door to the rear which provides access to the oil tank.

The property is available for sale with vacant possession and no forward chain and it is therefore, as agents, that we strongly recommend an internal inspection.



Tenure: Freehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected. Oil Fired Central Heating

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

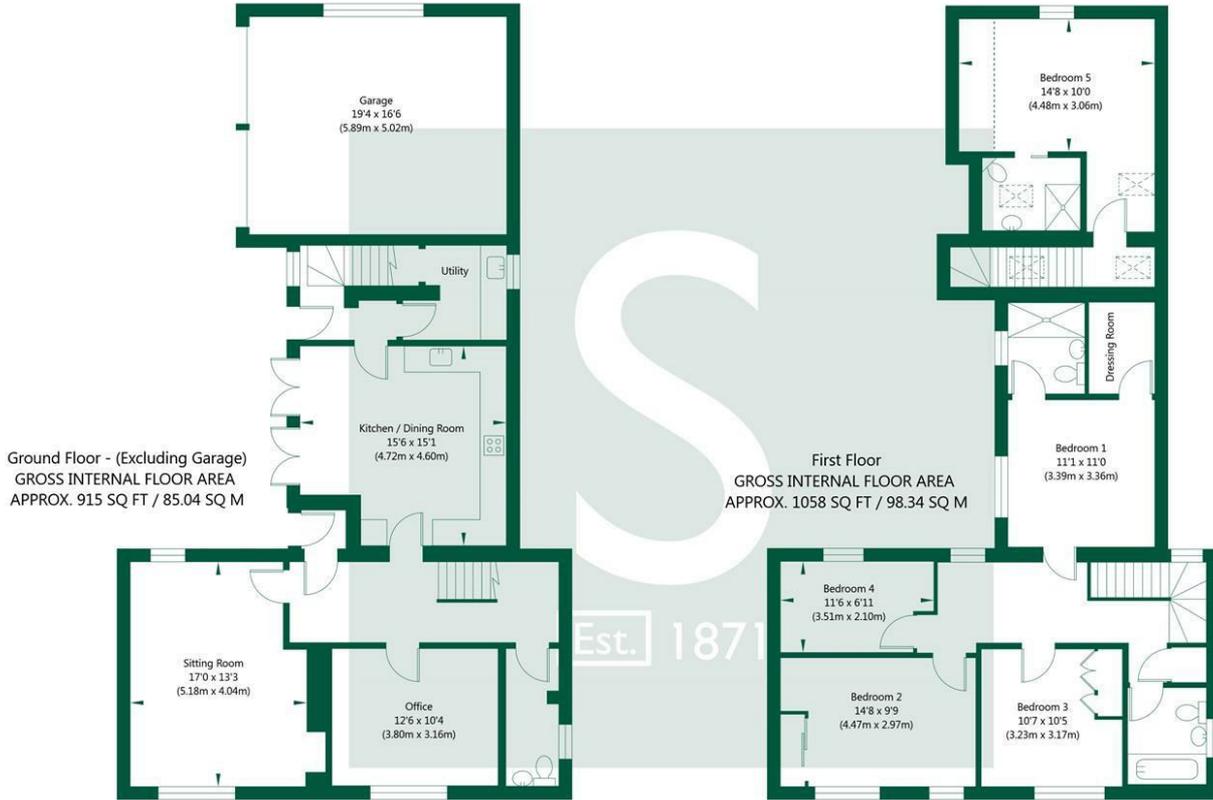
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

Swan Close, Deighton, York, YO19 6HY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1973 SQ FT / 183.38 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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