

1 Swan Farm Court Deighton

York, YO19 6HZ

Guide Price £365,000





NO ONWARD CHAIN. A LOVELY FOUR BEDROOM FAMILY HOME SITUATED IN A SOUGHT AFTER CUL-DE -SAC POSITION. Churchills Estate Agents are offering for sale wonderful link-detached home set within the highly regarded village of Deighton, just off the A19 and conveniently located between York and Selby. The property has been maintained by the current vendors to a good standard throughout and fully comprises entrance hall, good sized lounge/dining room, breakfast kitchen with views over the garden and conservatory, stairs lead to the first floor where there is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. To the outside is a front driveway providing off street parking leading to an attached single garage and an open plan lawned front garden whilst to the rear there is a delightful garden with flower borders and sitting areas. Swan Farm court is a fabulous cul-de-sac of premium houses and an internal viewing is strongly recommended.



### Entrance Hall

Entrance door, electric storage heater. Laminate flooring.

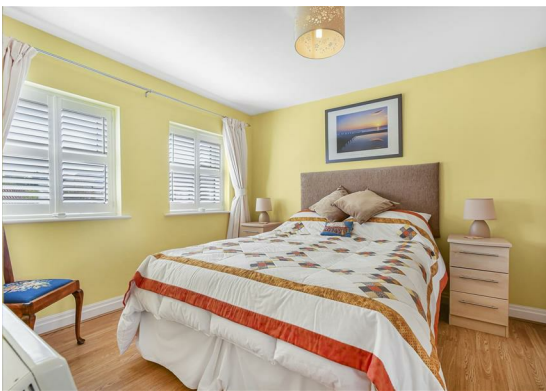
### Lounge

Two windows to front, coving to ceiling, real log burning fire, under stairs storage cupboard, electric storage heater, TV point, power points. Laminate flooring.



### Dining Kitchen

Window to rear, range of base and wall mounted units incorporating roll top work surfaces inset one and a half bowl sink, double combined oven and microwave, plumbing for dishwasher and/or washing machine, extractor fan. Tiled flooring. Double doors into:



### Conservatory

Door to garden. Tiled flooring.

### Garage

Plumbing for washing machine.







### **First Floor Landing**

Airing cupboard housing tank, access to boarded loft via ladder. Doors to:

### **Bedroom 1**

Window to rear, electric storage heater, power points.

### **En-Suite**

Window to rear, walk-in shower, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls. Tiled flooring.

### **Bedroom 2**

Two windows to front, electric storage heater, power points. Laminate flooring.

### **Bedroom 3**

Window to rear, electric storage heater, power points. Laminate flooring.

### **Bedroom 4**

Window to front, electric storage heater, power points. Laminate flooring.

### **Bathroom**

Window to rear, panelled bath, pedestal wash hand basin, low level WC, part tiled walls. Tiled flooring.

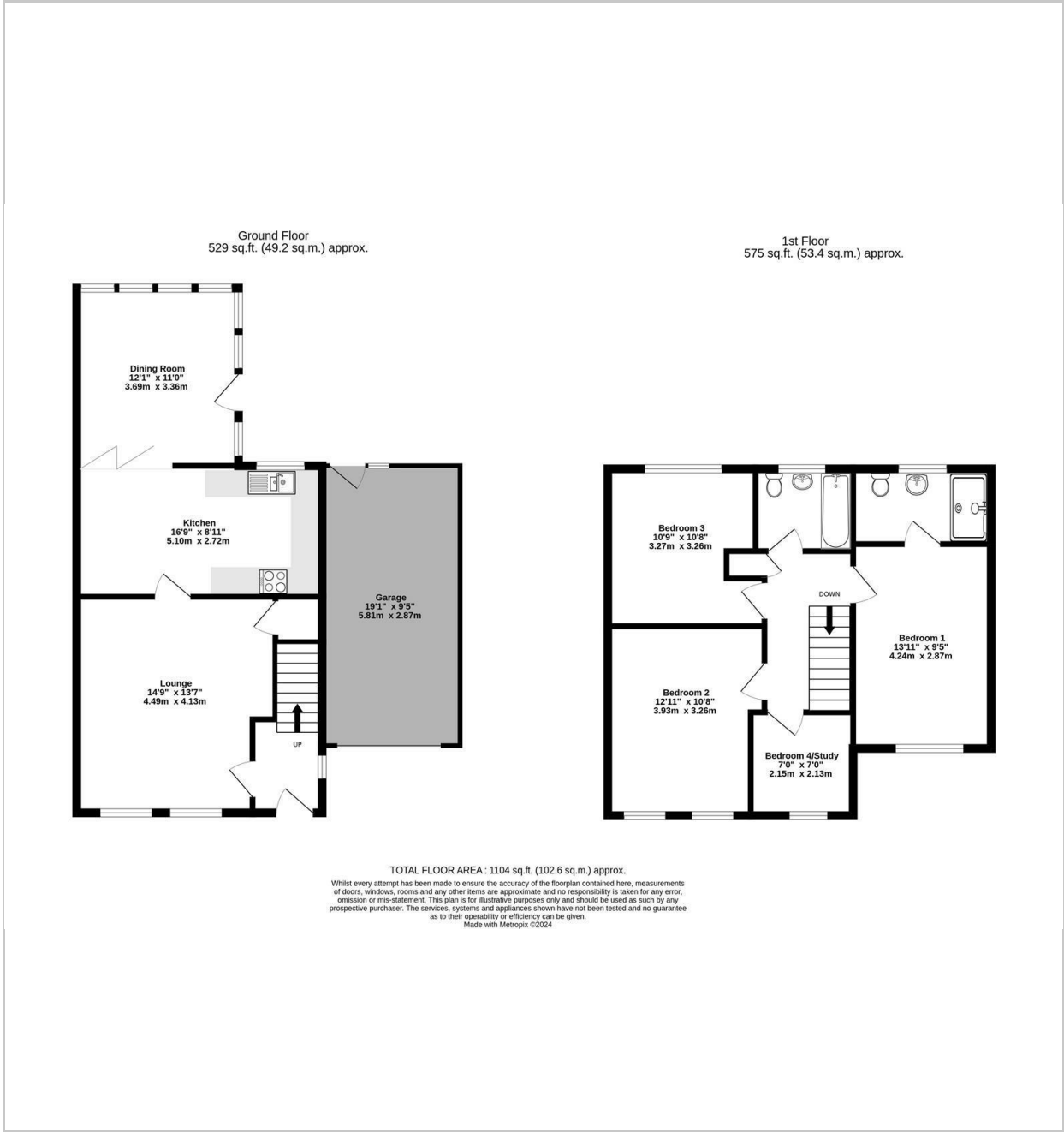
### **Outside**

To the front is a side driveway leading to the garage whilst to the rear is a fully enclosed rear low maintenance garden.

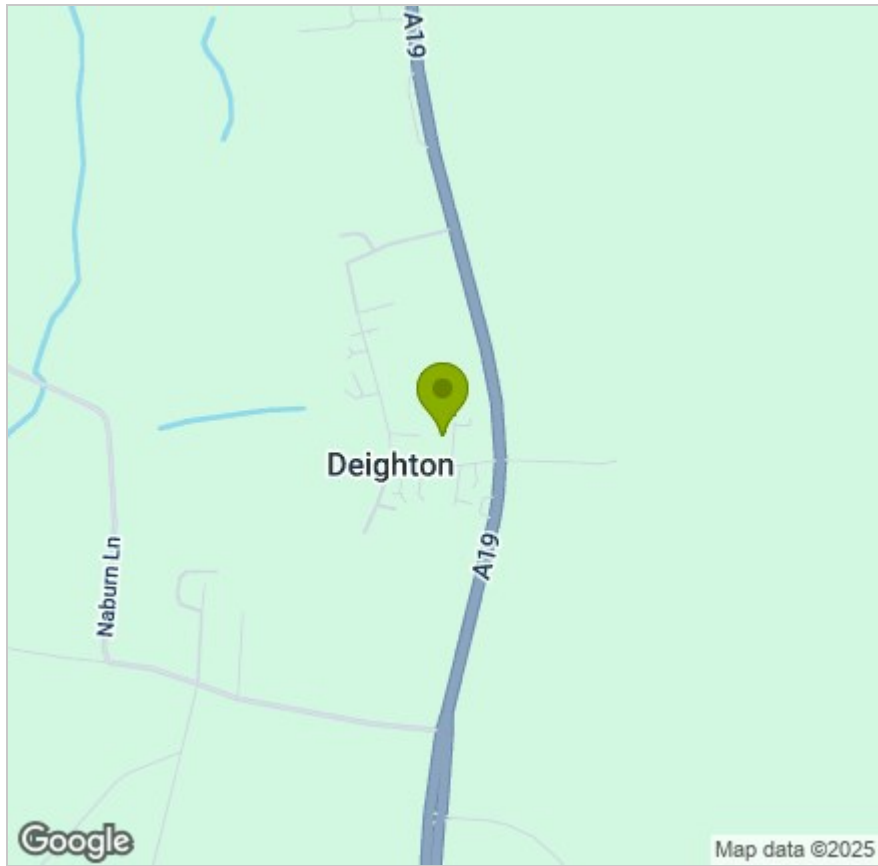




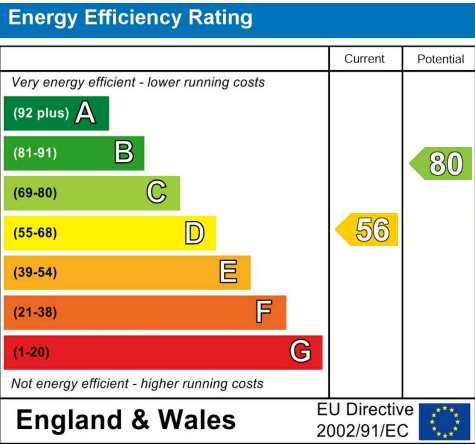
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.