



## Swan Close, Deighton, York Offers Over £300,000

Situated in the attractive village of Deighton, just south of York, this chain free bungalow offers an exciting opportunity for buyers looking to modernise and create a home to their own taste and style. Deighton is a highly regarded village, known for its peaceful setting, excellent road connections to the A64 and York, and its welcoming community atmosphere.



The accommodation comprises a generous sitting room, a kitchen, two well-proportioned bedrooms, and a bathroom. While the kitchen and bathroom would benefit from updating, the layout and proportions provide excellent scope to reconfigure or enhance the spaces to suit modern living.



Externally, the property enjoys a Mediterranean gardens, offering plenty of outdoor space. A particular highlight is the garage, which includes a mezzanine level, adding valuable storage or further flexibility and could be adapted as a home office, workshop, or studio.



With its sought-after location and scope for improvement, this property represents a rare chance to purchase a home in Deighton that can be tailored to individual requirements.

### **Material Information**

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

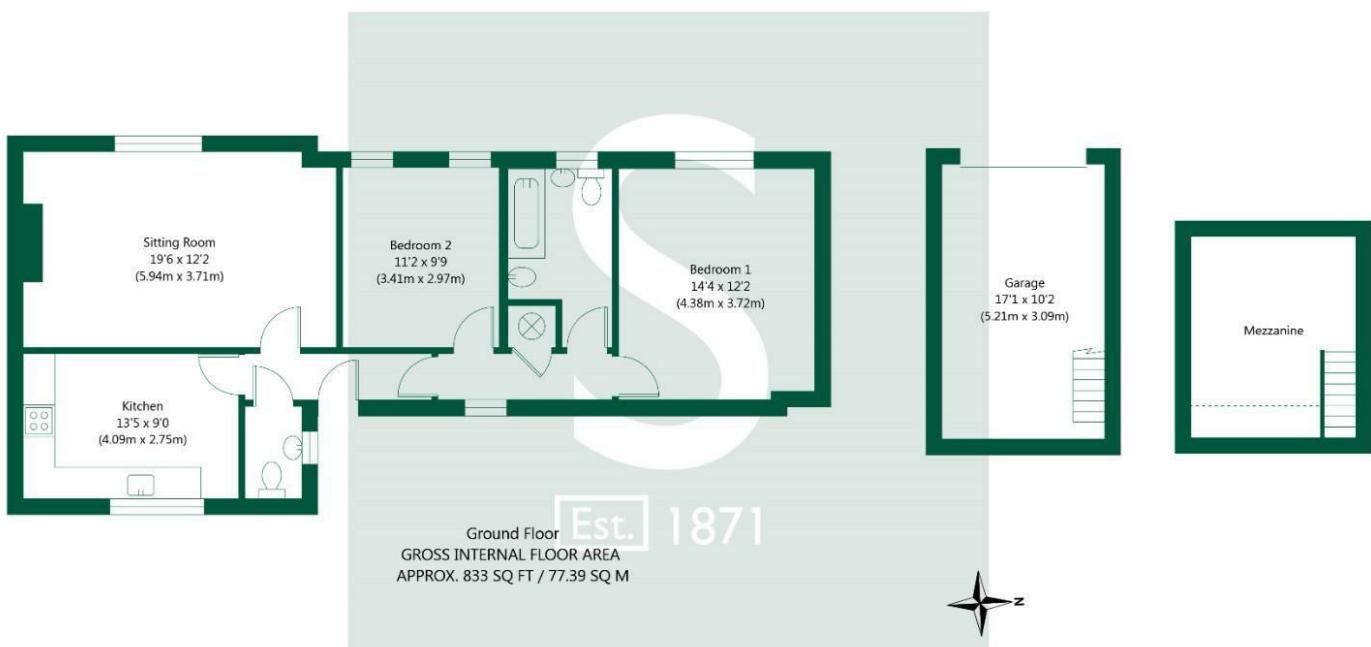
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

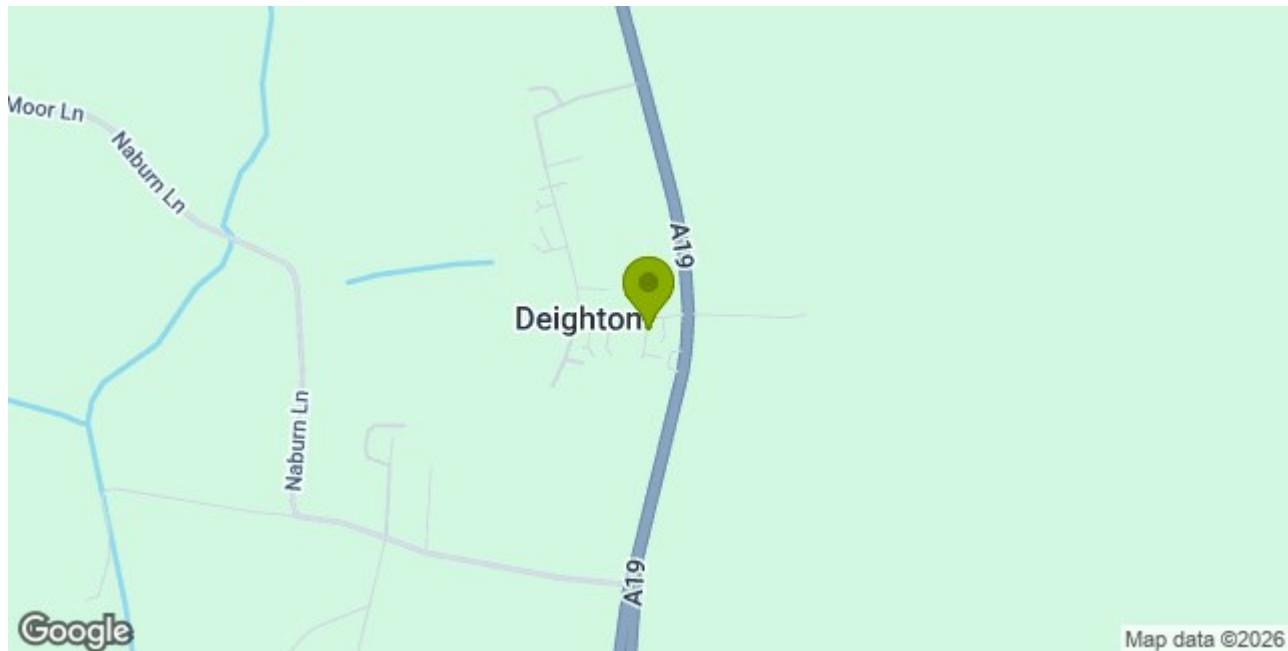
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 833 SQ FT / 77.39 SQ M - (Excluding Garage & Mezzanine)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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