



# Swan Farm Court Deighton, York YO19 6HZ

£350,000



A well presented three bedroom detached home, tucked away within a quiet cul de sac in the popular village of Deighton, offering a great balance of modern living, energy efficiency and countryside outlook.

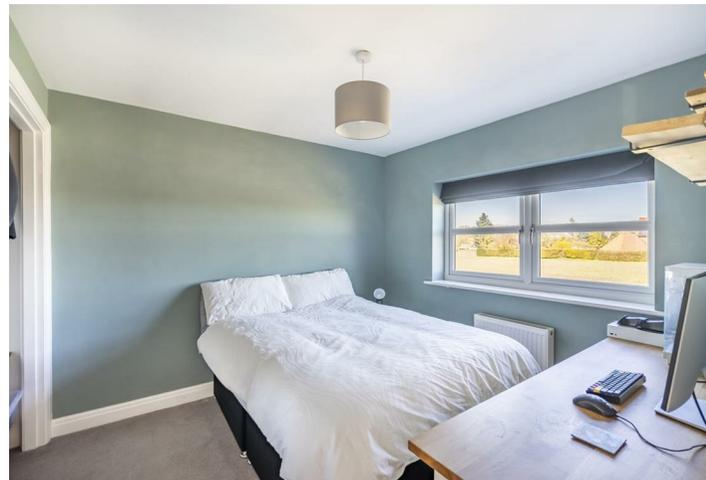
Situated within this sought after village, the property enjoys a peaceful setting while remaining well connected, with easy access to York city centre, the A19, A64 and wider road network.

The property is entered via a welcoming entrance hallway with access to a ground floor WC. To the front is a bright and comfortable living room, whilst to the rear is a fitted kitchen diner which flows through into a conservatory, creating a versatile additional reception space with views over the garden and open fields beyond. The conservatory was upgraded in 2019 with a solid insulated roof, allowing for year round use.

To the first floor are three well proportioned bedrooms together with a modern family bathroom, offering practical accommodation for a range of buyers.

Externally, the property benefits from a private rear garden backing onto open fields, providing a lovely outlook and added sense of space. There is also a useful side access pathway running past the garage, allowing access to the garden without going through the house. To the side is a driveway leading to a single garage providing off street parking and storage.

The property has been thoughtfully improved and benefits from solar panels with battery storage, an air source heat pump providing central heating and hot water, and an EV charging point. Further improvements include new windows and doors installed in 2016, contributing to both efficiency and presentation.





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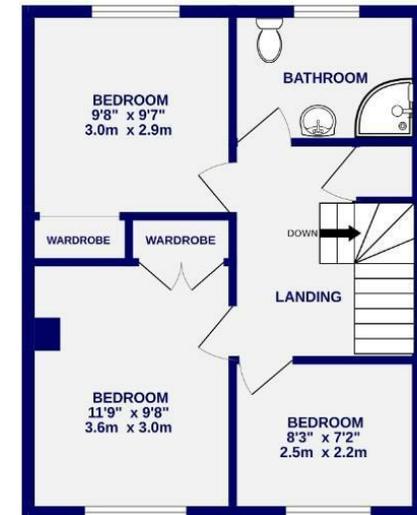
Freehold  
Council Tax Band - D

- Detached House
- Three Bedrooms
- Driveway and Garage
- Open Views To The Rear
- Solar Panels & Air Source Heat Pump
- Ev Charging
- EPC C

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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