



## Distone Court, Deighton, York £330,000

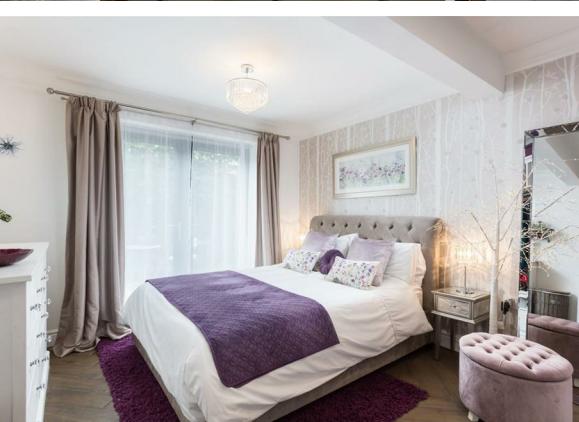
A beautifully modernised and much improved detached bungalow offering spacious living accommodation situated within this quiet village offering quick and easy access to York, the A19 and A64 whilst enjoying entitlement to Fulford Secondary School.



Located within this backwater position, we are delighted to offer for sale this greatly improved detached bungalow which is sure to appeal to a range of buyers including young and mature professionals as well as families. The current vendor has extensively modernised and cleverly redesigned the layout of the property which now provides a spacious open plan living area with bi-folding doors to the garden, three well-proportioned bedrooms, study, bathroom and separate shower room. In addition, the property benefits from off street parking along with a brick built garage with landscaped and mature surrounding gardens.



Steps and a paved path lead to the property's central front door which opens into the hallway which provides access to the living area, three bedrooms, bathroom, shower room and study. In addition, there is a second front access to the property with a composite door opening into an entrance lobby with full height window drawing your eyes to the rear of the garden and door into the garage.

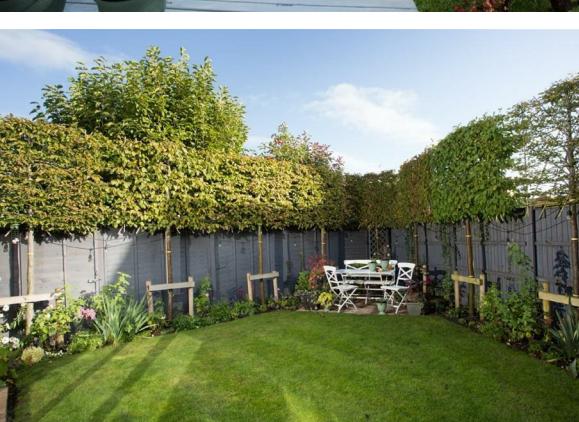


From the entrance lobby you have access into the wonderful open plan living space with dining and living areas along with a central kitchen with island. Bi-fold doors run along the rear of the property opening onto the garden with a full tiled floor.



The kitchen comprises an extensive of contrasting pastel coloured wall and base fitted Shaker style units with solid wood work surfaces which incorporate a 1 ½ bowl ceramic sink unit with space for a Range style cooker with the dining area and a small desk space to the rear of the room.

The living area is found to the front of the room which provides a cosy area to relax with feature wood burning stove and window overlooking the front garden.



Returning into the entrance hall, doors lead on into all bedrooms which are generously proportioned with the master bedroom having fitted wardrobe and French doors leading onto a rear patio. Serving all bedrooms is a recently installed house bathroom with freestanding bath along with a separate recently installed shower room providing flexibility on busy family mornings.

The study provides a built in desk and storage along with a seating area however alternatively would make an ideal play room or nursery.

To the outside, the property is found along this private driveway which leads to off street parking in front of a detached brick built garage with light, power and roller door with the front garden being predominantly laid to lawn being recently laid and planted borders. A slate path runs along the side elevation passing through a gate before leading to the rear garden. The rear garden is predominantly laid to lawn and can be accessed from the open plan living space via bi-fold doors, with steps leading out onto the lawned area and housing two paved seating areas along with mature and well stocked planted borders and carefully chosen trees providing a private feel.

It is therefore as agents we highly recommend an internal inspection to truly appreciate the accommodation on offer which provides flexible living accommodation and importantly offers quick access to York and entitlement to Fulford Secondary School.

Tenure: Freehold

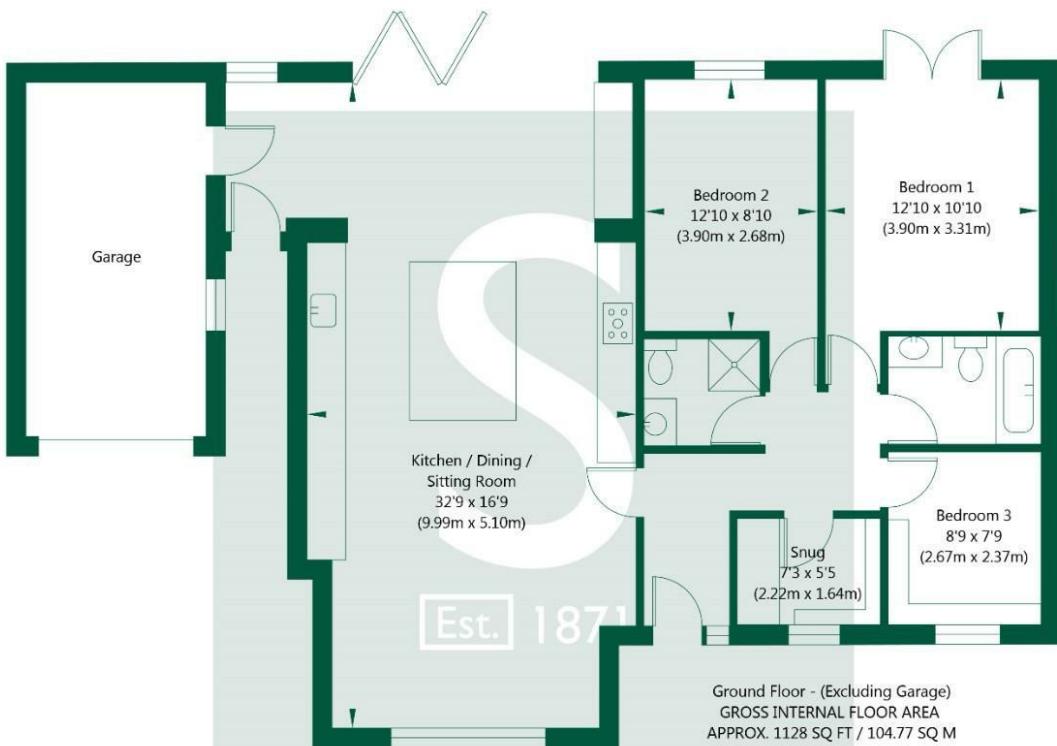
Services: Mains water, electricity. Central heating oil and gas serves the hob.

EPC: 58 (D)

Council Tax: City of York - Band D

Viewings: Strictly via the selling agent 01904 625533

## Distone Court, Deighton, York, YO19 6EW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1128 SQ FT / 104.77 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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