



# CARVERS

SALES & LETTINGS

Colstan Road

Northallerton, DL6 1AZ

Offers in the region of £450,000

House - Detached



A lovely four bedroomed detached family home with large private mature rear garden, gated driveway, parking and garage. The accommodation includes a spacious reception hall, large living room which is open plan to the dining room. The garden room has a fabulous outlook over and opens out to the rear garden and patio. The kitchen/breakfast room is fitted with wall and base units including integrated oven, hob, dishwasher and fridge. There is a separate utility room providing access to the garage and ground floor shower room/wc. To the first floor there are three double bedrooms two of which have built in wardrobes and one single bedroom. The family bathroom is fitted with a white suite. Externally there is a gated driveway, excellent off street parking and access to the garage with remote door. The large mature rear garden is a superb feature with patio areas and lawn. The property is well positioned within a sought after location and is within a short walk of the high street.



- Four bedroomed detached family home
- Spacious living room and dining room
- Kitchen/breakfast room with integrated appliances
- Three double bedrooms two of which have built in wardrobes
- Sought after location
- Lovely private position with large mature gardens
- Garden room over looking the rear garden
- Down stairs shower room/wc and first floor family bathroom
- Gated driveway, parking and garage with remote door

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing.

Local Authority: North Yorkshire Band F

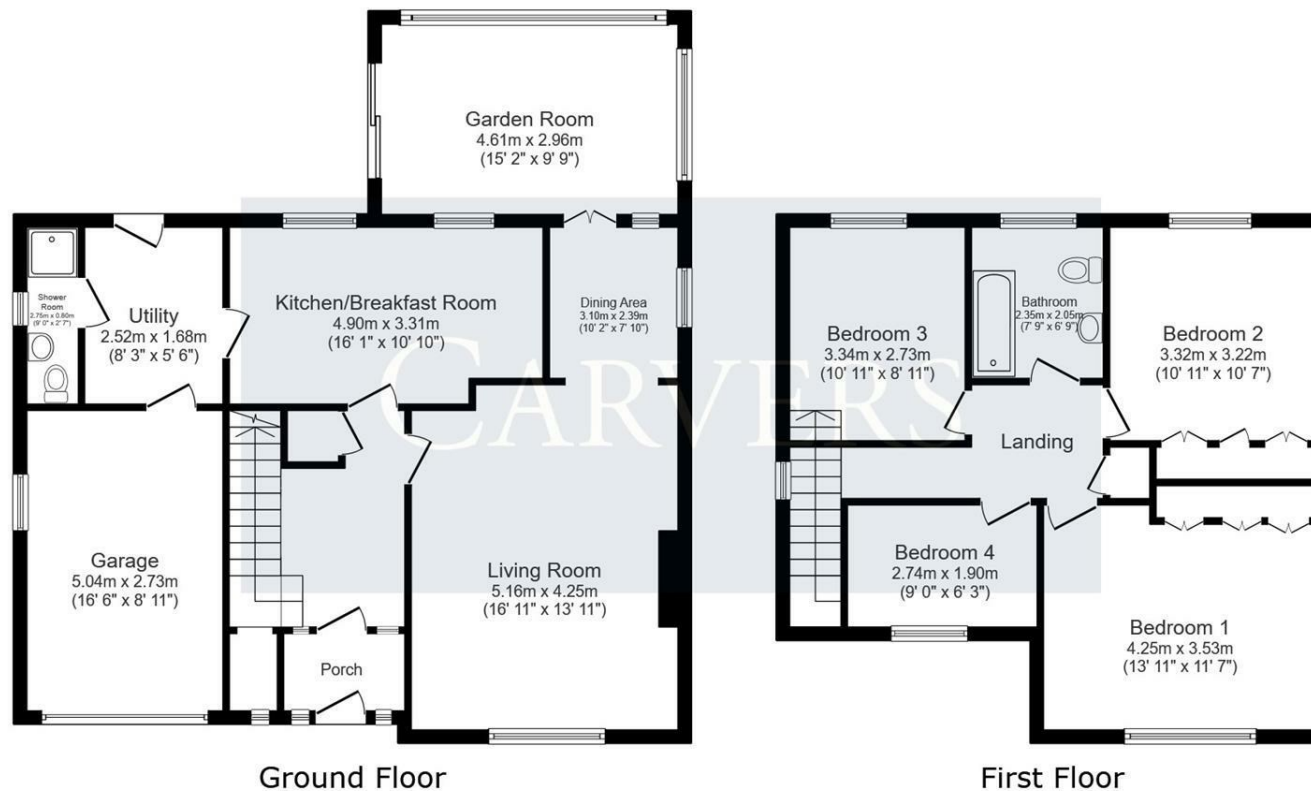
#### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

Property size taken from EPC  
sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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