



COLSTAN ROAD, NORTHALLERTON

ASKING PRICE £475,000



Northallerton
Estate Agency



Colstan Road

Northallerton, DL6 1AZ

WONDERFULLY UNIQUE FOUR BEDROOM DETACHED FAMILY HOUSE IN A POPULAR RESIDENTIAL AREA OF NORTHALLERTON.

- GARDENS
- UTILITY ROOM
- CAR PORT
- CONSERVATORY

- GARAGE
- WORKSHOP
- SNUG
- DRESSING ROOM



36 Colstan Road is an architecturally unique four bedroom detached property. Internally the property is beautifully presented, finished to a high standard and has a wonderful open plan living arrangement. The entrance porch has a glazed roof with quarry tiled flooring. The living room is complemented with a feature fire place with an electric fire and a lovely built in mahogany display cabinet. Leading from the living room is the stunning large conservatory over looking the rear garden, enjoying a log burning stove and recent new roofing. The bedrooms are all a good size and with three of them enjoying fitted wardrobes. The master bedroom boasts a recently fitted contemporary shower room with a walk in dressing room. All three bathrooms are modern and finished to a high standard and the two downstairs bathrooms have been recently refurbished.. The snug upstairs is galleried to three sides and gives access to Bedroom 2 & 3. The kitchen comprises of a lovely range of modern shaker style floor and wall units with granite work surfaces and is over looked by the gallery landing. The room enjoys a Stoves Newhouse 4 ring gas hob, Stoves Newhouse double oven and grill, AG dishwasher and built in wine rack. The utility room boasts more cupboards, a work

surface with additional sink and space and plumbing for a washing machine. The property is complemented by a car port which leads into the tandem garage extending to 40ft and is currently enjoys extensive workshop area and an electric powered roller door. The front garden is accessed from the road via double gates and has a large blocked paved driveway and turning area. To the rear of the property the conservatory opens out onto a wooden decked seating area beyond which is a large area of lawn, a high quality Edward Owen greenhouse and a tool shed. The garden is fully enclosed and not overlooked giving it a wonderful degree of privacy.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

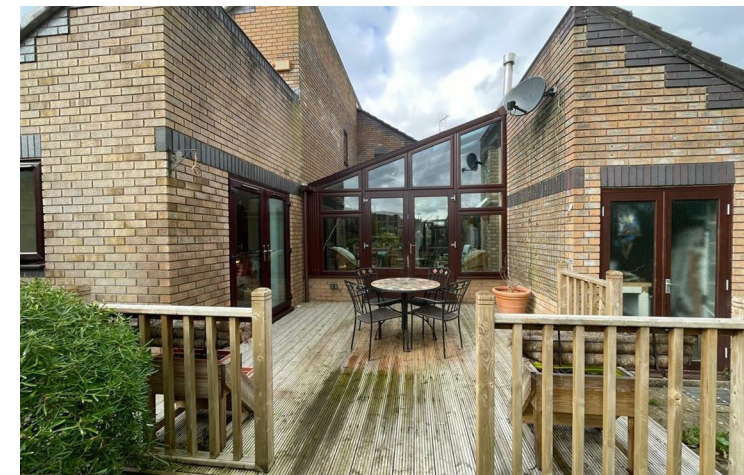
TENURE

Freehold with Vacant Possession on completion.

SERVICES

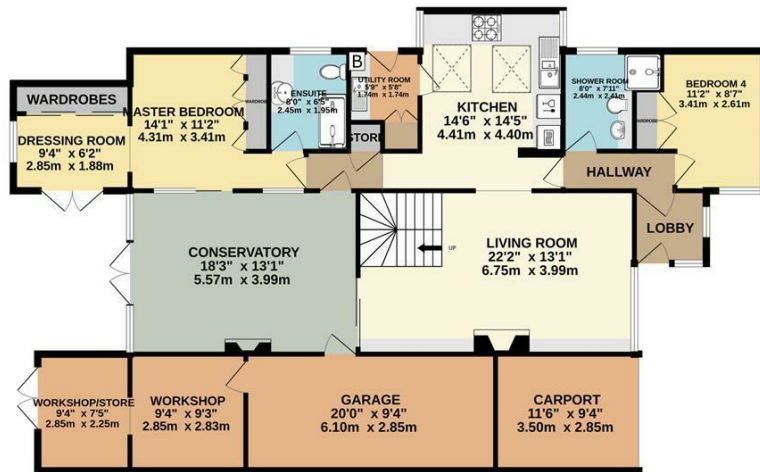
Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - F

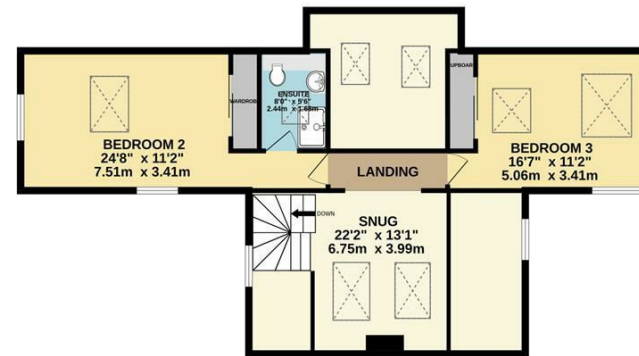


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
1684 sq.ft. (156.4 sq.m.) approx.



1ST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



36 COLSTAN ROAD, NORTHALLERTON, NORTH YORKSHIRE. DL6 1AZ

TOTAL FLOOR AREA : 2572 sq.ft. (239.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
All energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.
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