



COLSTAN ROAD, NORTHALLERTON, DL6

OFFERS IN THE REGION OF £400,000



Northallerton
Estate Agency



Colstan Road

Northallerton, DL6

SUBSTANTIAL 3 BEDROOM DORMER BUNGALOW IN A LOVLEY QUIET RESIDENTIAL AREA.

- **SUPERB GARDENS**
 - **GARAGE**
 - **OFFICE**
 - **UTILITY ROOM**
- **GREAT LOCATION**
- **TWO BATHROOMS**
- **GARDEN ROOM**
- **CHAIN FREE**



4 Colstan road is a wonderfully unique bungalow with a converted upstairs living area. It has excellent scope for modernisation and boasts fabulous sized gardens with an array of out-buildings plus a garage, shed and garden room. Internally the property boasts a downstairs bathroom and upstairs shower room. The kitchen includes a walk-in pantry and an additional utility room, housing the boiler. The property is fully UPVC double glazed and has gas fired central heating. There are three good sized bedrooms with an extra large living area upstairs. The sitting room is airy and spacious and has an extended part for a dining room table overlooking the picturesque rear of the property. There is a separate breakfast room nicely leading up to the upstairs area. The third bedroom has the

benefit of a walk in wardrobe. There is an office with fitted cupboards and work space.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electric , gas and drainage.

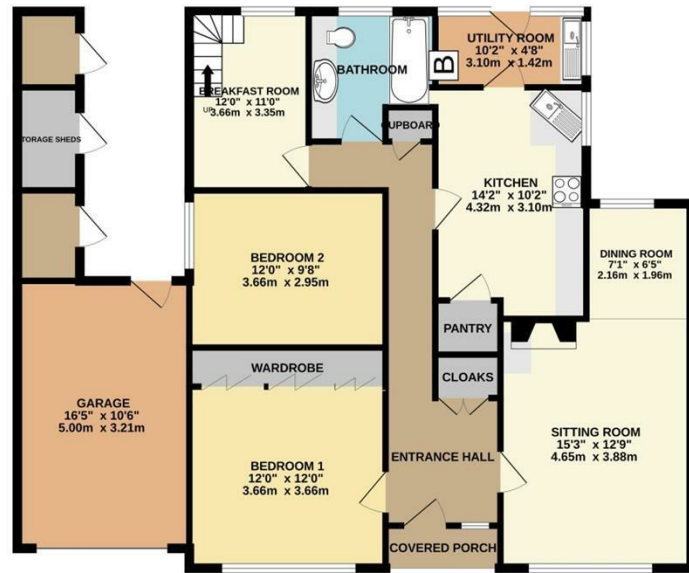
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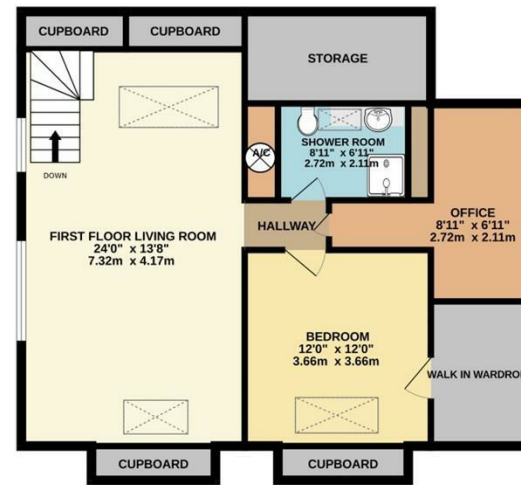


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



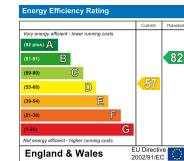
1ST FLOOR
827 sq.ft. (76.9 sq.m.) approx.



COLSTAN ROAD NORTHALLERTON, NORTH YORKSHIRE. DL6 1AZ

TOTAL FLOOR AREA: 2028 sq.ft. (188.4 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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- 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
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 - 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.
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 - 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 importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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