



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

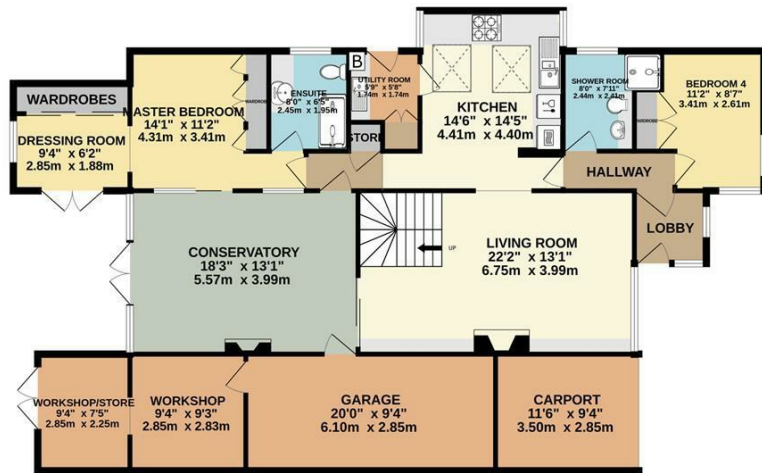
Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - F

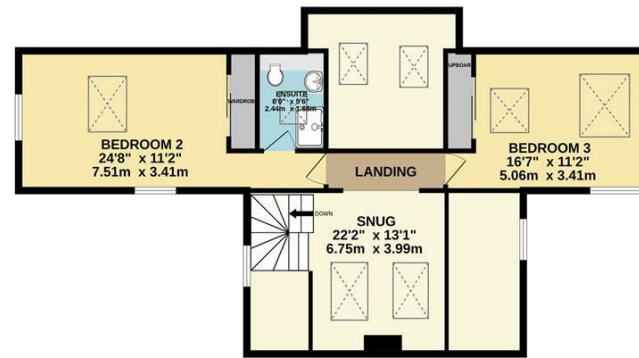


Call us to arrange a viewing on **01609 771959**

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
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC
England & Wales

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 - 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.
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