



10 COLSTAN ROAD, NORTHALLERTON

O.I.R.O £345,000



Northallerton
Estate Agency



Colstan Road

Northallerton, DL6 1AZ

10 COLSTAN ROAD IS A DETACHED 2 BEDROOM BUNGALOW WITH HUGE SCOPE FOR REDEVELOPMENT AND MODERNISATION SUBJECT TO PLANNING. COLSTAN ROAD IS A VERY SOUGHT AFTER LOCATION WITHIN THE MARKET TOWN OF NORTHALLERTON AND THIS IS A MUST SEE PROPERTY.

- **HUGE PLOT**
- **IDEAL FOR REDEVELOPMENT (STPP)**
- **MATURE GARDENS**
- **LARGE DOUBLE GARAGE**
- **SOUGHT AFTER LOCATION**
- **OFF ROAD PARKING**

ENTRANCE HALL

UPVC FRONT DOOR, CEILING LIGHT POINT, DOUBLE RADIATOR, WOOD LAMINATE FLOORING.

KITCHEN

RANGE OF BASE AND WALL UNITS, SINGLE SINK AND DRAINER, SOLID WORKTOPS, SPACE FOR WASHING MACHINE, GAS OR ELECTRIC COOKER, SPACE FOR ANOTHER APPLIANCE, FLOOR MOUNTED POTTERTON KINGFISHER GAS BOILER SERVICED IN 2025 AND A LARGE DISPLAY CABINET.

UTILITY

CEILING LIGHT POINT, TILED FLOOR AND DOOR TO GARAGE

SITTING ROOM

DOUBLE AND SINGLE RADIATOR, COVED CEILING, CEILING LIGHT ROSE, WALL MOUNTED LIGHT, TV POINT, SLIDING DOOR OUT TO THE GARDENS

MASTER BEDROOM

CEILING LIGHT POINT & DOUBLE RADIATOR

BEDROOM 2

COVED CEILING, CEILING LIGHT POINT, DOUBLE RADIATOR, WINDOW TO 2 SIDES GIVING LOTS OF NATURAL LIGHT.

BATHROOM

LAMINATE FLOORING, FULLY TILED TO 2 WALLS, BATH WITH OVERHEAD SHOWER, WASH BASIN, WC, LOW LEVEL RADIATOR, LOFT ACCESS, AIRING CUPBOARD HOUSING WATER TANK AND SHELF.

GARDEN

MATURE GARDENS LAID TO LAWN, SOUTH FACING WITH PATIO AREA AND HUGE SCOPE TO EXTEND WITH PLANNING PERMISSION.

GARAGE

DOUBLE GARAGE, UP AND OVER ELECTRIC DOOR, UPVC DOOR TO THE REAR, WINDOW, MAINS POWER AND CEILING LIGHT.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

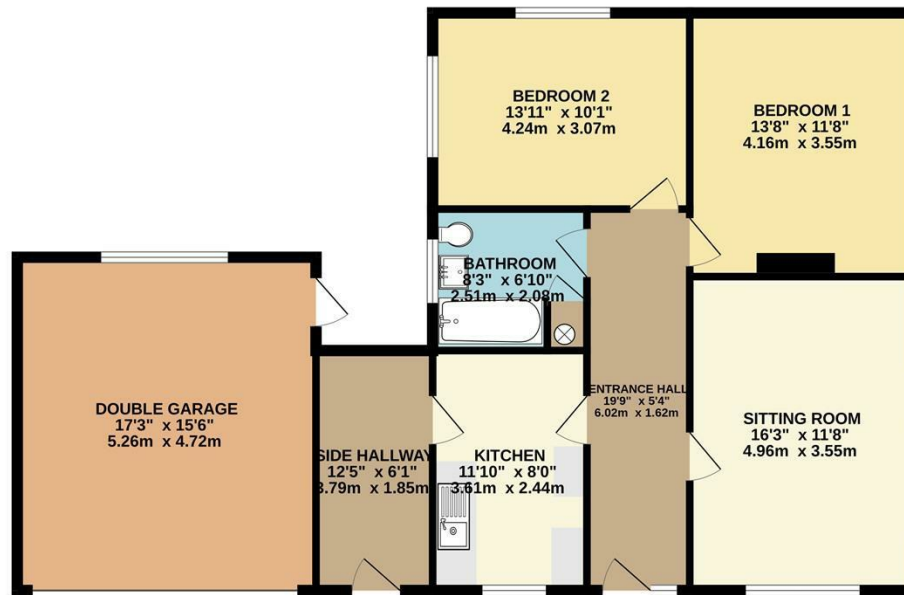
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EPC - TBC



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

GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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
105 kWh/m ² /year	A		
91 kWh/m ² /year	B		
85 kWh/m ² /year	C		
78 kWh/m ² /year	D		
72 kWh/m ² /year	E		
65 kWh/m ² /year	F		
55 kWh/m ² /year	G		
105 kWh/m ² /year - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

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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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 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
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