



6 CONSTANTINE GROVE

COLBURN, CATTERICK GARRISON, DL9 4RE

£120,000
FREEHOLD

A Well Proportioned Mature Semi Detached House within a pleasant cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D67. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

6 CONSTANTINE GROVE

- 2 DOUBLE BEDROOMS • MATURE SEMI DETACHED HOUSE • CUL-DE-SAC • DRIVEWAY • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Well Proportioned Mature Semi Detached House within a pleasant cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D67. NO ONWARD CHAIN.

ENTRANCE HALL

Radiator, stairs to first floor. Upvc double glazed entrance door to front. Door to Lounge.

LOUNGE

Boarded over fireplace opening with pine mantle, radiator, oak boarded floor, understairs cupboard containing gas fired boiler and gas meter with Upvc double glazed window to side. Upvc double glazed bay window to front. Doors to Entrance Hall and Kitchen/Dining Room.

KITCHEN/DINING ROOM

Stainless steel sink unit with mixer tap, waterproof splashback panels, marble effect laminate work surfaces, wood effect cupboards and drawers, built in electric oven and 4 ring gas hob with extractor hood over, fridge/freezer space, plumbing for washing machine, tumble dryer space, plumbing for dishwasher, radiator, coving, ceramic tiled floor. Upvc double glazed bay window to rear with sliding patio door to Rear Garden. Upvc double glazed window to side. Door to Lounge.

LANDING

Loft hatch. Upvc double glazed window to side. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Coving, oak boarded floor, radiator, walk in wardrobe with Upvc double glazed window to front. Upvc double glazed bay window to front. Door to Landing.

BEDROOM 2

Radiator, airing cupboard containing hot water cylinder. Upvc double glazed bay window to rear. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment, wc, radiator, laminate floor. Upvc double glazed window to side. Door to Landing.

OUTSIDE

Front Garden

Concrete driveway, lawn, canopy over front door with light.

To the side

Wide storage area

West Facing Rear Garden

Lawn, flower beds, metal storage shed, greenhouse, cold water tap, outside power socket

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 71165.

Local Authority - North Yorkshire Council – Tel: 0300
1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please
check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18738837

Particulars Prepared – August 2025.

IMPORTANT NOTICE

These particulars have been produced in good faith to
give an overall view of the property. If any points are
particularly relevant to your interest, please ask for
further information or verification, particularly if you are
considering travelling some distance to view the
property.

All interested parties should note:

- i. The particulars are set out as a general outline only
for the guidance of intended purchasers and do not
constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only
as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken
from a vantage point other than the front street level. It

should not be assumed that any
contents/furnishings/furniture etc. are included in the
sale nor that the property remains as displayed in the
photographs.

iv. Services or any appliances referred to have not
been tested and cannot be verified as being in working
order. Prospective buyers should obtain their own
verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and
professional market appraisal of your property without
obligation, if you are thinking of selling.

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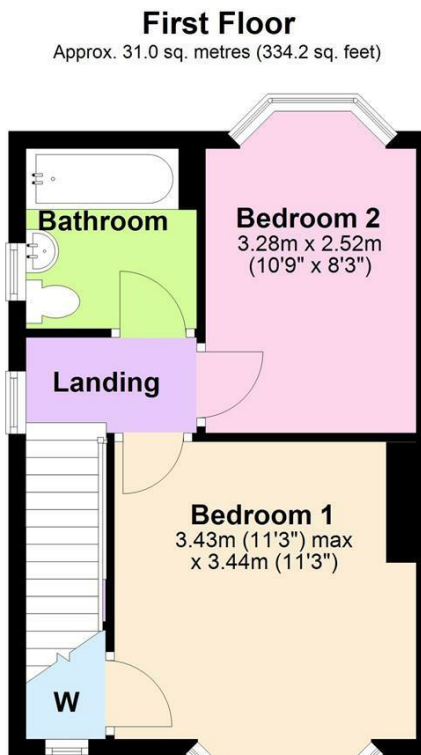
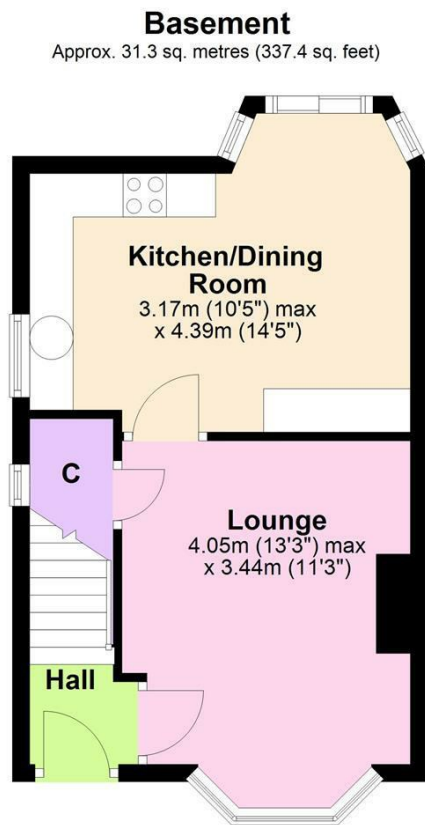
Our qualified mortgage and financial advisor will be
pleased to advise you on the wide range of mortgages
available from all of the mortgage lenders without
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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

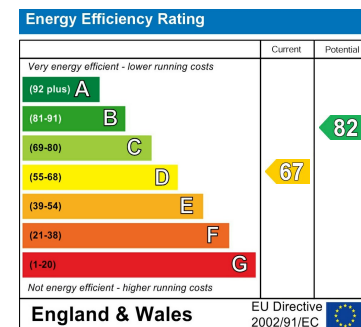
A life assurance policy may be required. Written
quotation available upon request.

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Total area: approx. 62.4 sq. metres (671.5 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Lettings
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN

Est. 1967