



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.

NYCC COUNCIL TAX BAND - D

EPC - tbc

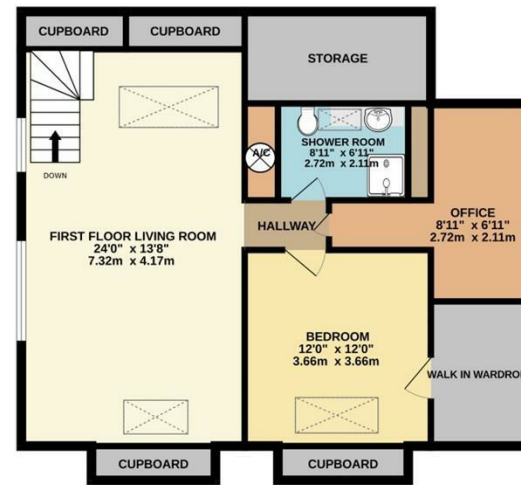


Call us to arrange a viewing on **01609 771959**

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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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
<small> (All energy efficient - higher energy costs) (All energy efficient - higher energy costs) (All energy efficient - higher energy costs) </small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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