



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 property boasting four bedrooms, one ensuite bedroom, two additional shower rooms, a snug, living room, conservatory, utility room from the kitchen, two workshops and a garage. Internally the property is beautifully presented and has a wonderful open plan living arrangement. 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 conservatory over looking the rear garden and enjoys a log burning stove. The bedrooms are all a good size and with three of them enjoying fitted wardrobes. The master bedroom boasts a contemporary shower room with a walk in dressing room. All three bathrooms are modern and finished to a high standard. The kitchen is a lovely range of light grey cupboards with granite work surfaces. 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 garage and a further two workshop areas.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

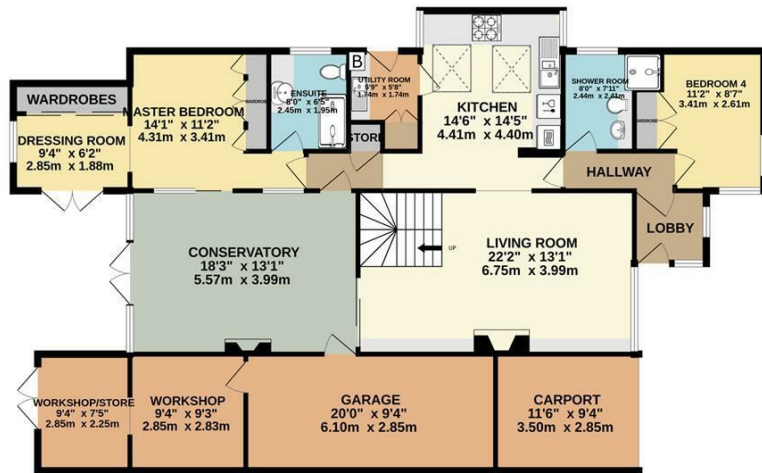
Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - F

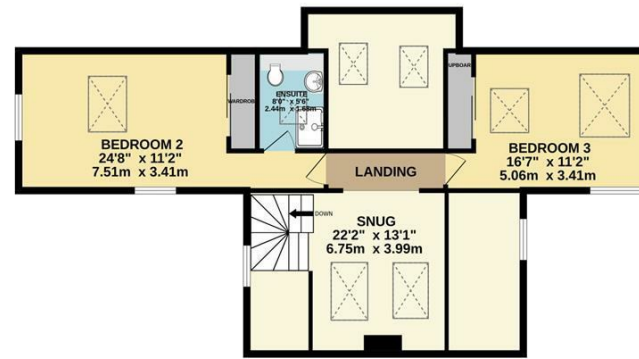


Call us to arrange a viewing on **01609 771959**

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.
 - 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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- 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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