



COLSTAN ROAD, NORTHALLERTON

£450,000



Northallerton
Estate Agency



Colstan Road

Northallerton, DL6 1AZ

STUNNING 3 BEDROOM DETACHED BUNGALOW IN A POPULAR RESIDENTIAL AREA OF NORTHALLERTON.

- DETACHED
- LARGE REAR GARDENS
- CHAIN FREE
- UTILITY ROOM
- WALKING DISTANCE TO TRAIN STATION
- GARAGE
- FRONT GARDEN
- CLOSE TO TOWN CENTRE
- 3 DOUBLE BEDROOMS



5 Colstan Road is a stunning detached bungalow situated on a large plot with beautiful gardens. To the front of the property there is a private driveway leading to the garage. The front garden is laid to lawn and surrounded by hedges and shrubbery for that element of privacy. The bungalow itself is attractive and spacious and well presented internally. The rear garden is beautifully kept with a patio area and substantial lawn area with no overlooking properties to the rear. Internally the property boasts an entrance lobby with a separate w/c. The sitting room is a great size with a tiled hearth and electric fire. The sitting room opens out into the dining area looking out onto the stunning rear gardens with patio doors leading outside. The kitchen has a lovely range of modern cupboards with a handy built in seat and breakfast bar. You will also find a 4 ring Bosch Hob and fitted electric AEG double oven and grill, Neff dishwasher and space and plumbing for a washing machine. The kitchen houses the Viessmann 100 gas fired central heating boiler, installed in 2018. The dining room gives access to a study area leading

into a double bedroom on one side and a lovely modern shower room and utility room on the other side. The sitting room gives access to two further double bedrooms both light and airy. The master bedroom enjoys a range of fitted bedroom furniture. This area is also complemented with a large modern shower room and attic access.

VIEWING

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

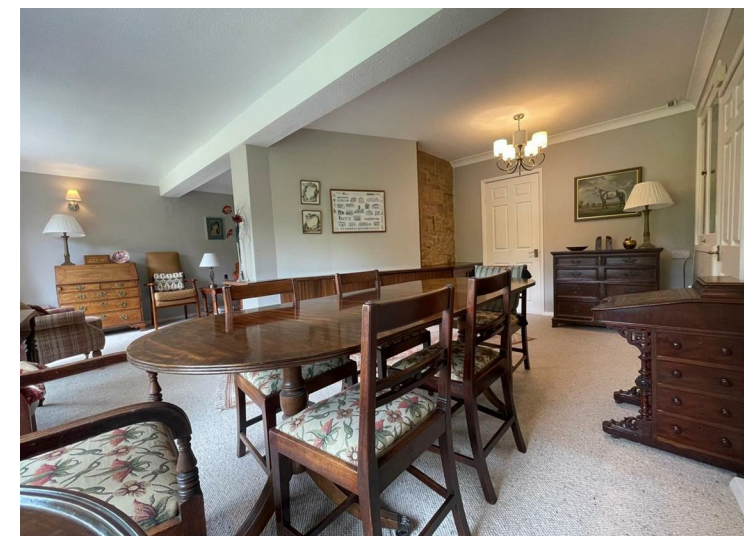
TENURE

Freehold with Vacant Possession on completion.

SERVICES

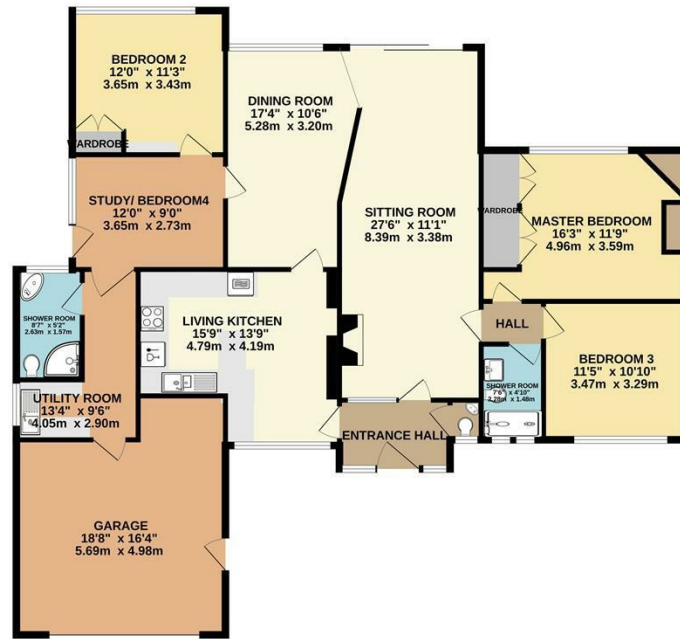
Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - E

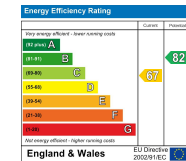


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
1697 sq.ft. (157.7 sq.m.) approx.



5 COLSTAN ROAD, NORTHALLERTON, NORTH YORKSHIRE, DL6 1AZ
TOTAL FLOOR AREA: 1697 sq.ft. (157.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given for their operability or efficiency can be given.
Made with Metagen. ©2024



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - 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.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- 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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency