



19 COLSTAN ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £300,000



Northallerton
Estate Agency



Colstan Road

Northallerton, DL6 1AZ

THE PROPERTY COMPRISES OF A BRICK BUILT WITH CLAY PANTILE ROOF, TWO-BEDROOM DORMER DETACHED BUNGALOW RESIDENCE OF CHARACTER AND DISTINCTION, SITUATED ON A GENEROUS SIZED PLOT IN THIS MUCH SOUGHT AFTER AND HIGHLY DESIRABLE RESIDENTIAL AREA OF NORTHALLERTON. UVPC SEALED UNIT DOUBLE GLAZING AND FIRED CENTRAL HEATING.

- TWO-BEDROOM
- SOUGHT AFTER AND HIGHLY DESIRABLE RESIDENTIAL AREA
- WALKING DISTANCE FROM TOWN
- DETACHED DORMER BUNGALOW
- GENEROUS SIZED PLOT
- OFF ROAD PARKING



ENTRANCE HALL

PARQUET WOOD FLOORING. STAIRS TO FIRST FLOOR, DOUBLE RADIATOR AND TELEPHONE POINT. USEFUL UNDERSTAIRS COATS HANGING AREA. DOOR THROUGH TO LIVING AREA.

LIVING ROOM

CENTRAL CHIMNEY BREAST HAVING TILED FIREPLACE MANTEL SHELF AND HEARTH WITH INSET OPEN GRATE. COVED CEILING AND DOUBLE RADIATOR.

KITCHEN

COMPRISES A RANGE OF DATED BASE AND WALL CUPBOARDS, WOOD EFFECT WORK SURFACES WITH INSET SINGLE DRAINER BOWL STAINLESS STEEL SINK UNIT. SPACE AND POINT FOR AN ELECTRIC COOKER, SPACE FOR UNDER COUNTER APPLIANCE STORAGE EXTENDING TO A FRIDGE OR FREEZER. CEILING LIGHT POINT. DOOR OUT INTO FREEZER ROOM.

GARAGE AND FREEZER ROOM

GARAGE HAS THE BENEFIT OF LIGHT AND POWER. FREEZER ROOM HAS FULL-LENGTH DOUBLE-GLAZED DOOR OUT TO THE REAR. INTERNAL DOOR INTO THE HOUSE. POWER, LIGHT AND WATER.

BATHROOM

COLOURED SUITE COMPRISING PANELLED BATH, PEDESTAL WASH BASIN AND MODERN DUO FLUSH W/C. FULLY TILED WALLS. WALL MOUNTED TRITAN T80 DATED ELECTRICAL SHOWER. RADIATOR AND WALL MOUNTED SHAVER SOCKET.

DINING/BEDROOM

MINI COVED CEILING. DOUBLE RADIATOR. HATCH THROUGH FROM KITCHEN. CENTRE CEILING LIGHT POINT.

LANDING

CEILING LIGHT POINT, BUILT IN BOILER CUPBOARD HOUSING AN INTERGAS EXCLUSIVE CONDENSING COMBI BOILER. LINEN CUPBOARD TO THE SIDE. BUILT IN OVER THE STAIRS CUPBOARD WITH CEILING LIGHT POINT.

BEDROOM1

WINDOW TO ONE END. OVER BED LIGHT PULL POINT.

BEDROOM2

FITTED WARDROBES AND UPPER STORE CUPBOARDS. SPACE FOR CHEST OF DRAWERS. CEILING LIGHT POINT, OVER BED LIGHT PULL AND RADIATOR. WINDOW TO ONE END PROVIDING A NICE DEGREE OF NATURAL LIGHT.

REAR GARDEN

OPENS OUT ONTO A SUBSTANTIAL AREA OF GARDEN WHICH AT PRESENT IS LAID TO LAWN WITH A CENTRAL LAUREL TREE, RUNNING INTO AN AREA OF NATURAL VEGETATION. RETAINS A NICE DEGREE OF PRIVACY.

FRONT GARDEN

NICELY LAWNED BEHIND THE BEECH HEDGE WITH A BLOCKED PAVEMENT WALKWAY.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

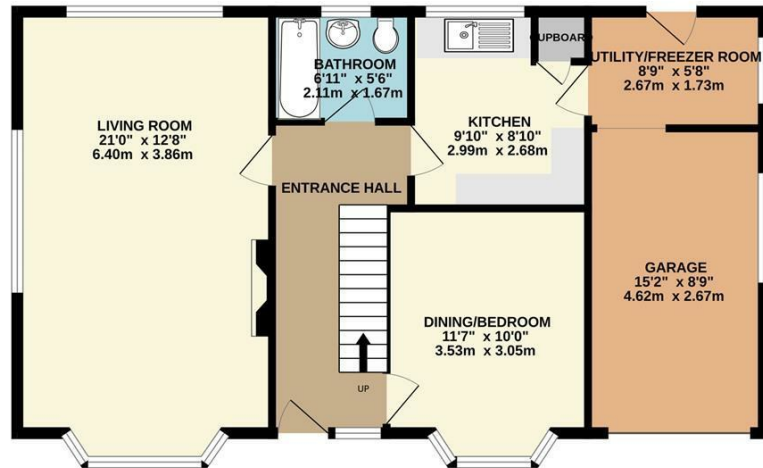
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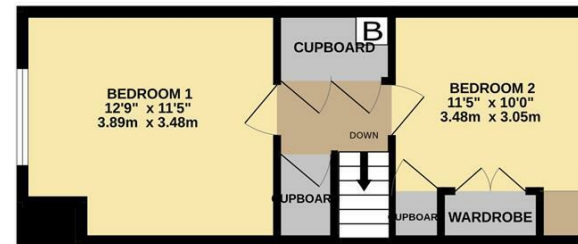


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
793 sq.ft. (73.6 sq.m.) approx.



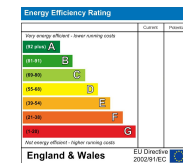
1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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