



26 Colstan Road

Northallerton, North Yorkshire, DL6 1AZ

youngsRPS 

**26 Colstan Road
Northallerton
North Yorkshire
DL6 1AZ**

Guide Price: £550,000

A unique opportunity to buy this substantial family home situated on a generous plot with mature gardens in the much sought after south side of the town. The house benefits from 3 well-proportioned reception rooms, breakfast kitchen & utility room, 4 bedrooms & 2 bathrooms. Externally, there is a single garage & ample off-street parking.

- Sought after location within easy reach of town & the station
- 3 well-proportioned reception rooms
- 4 bedrooms, 2 bathrooms
- Generous plot with mature gardens

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Northallerton 01609 773004



A most desirable detached house located in one of the most sought after postcodes in Northallerton. The property is accessed via a UPVC door into an elegant hallway with staircase to the first floor and cloakroom storage area. There is a convenient ground floor shower room which has been renovated to an extremely high standard in recent years. Fittings include a double walk in shower enclosure, WC, wash hand basin with vanity units and underfloor heating. To the right of the hallway is a capacious living/dining room, perfect for entertaining. There is an electric fire with wooden surround and marble hearth, double part glazed doors accessing the kitchen and sliding patio doors out to the rear garden. The property has been extended over the years which gives the benefit of a spacious, well-equipped living kitchen comprising cream coloured wall and floor units, granite worktops and a 1 1/2 bowl sink and drainer. Integrated appliances include an eye level double oven, fridge freezer, dishwasher and induction hob. There are four Velux windows in addition to two windows to the side and French doors to the rear garden. There is plenty of space for a breakfast table and chairs. A door from the kitchen leads into an inner hallway with UPVC glazed door to utility room which comprises wall and floor units, wood laminate worktops, a stainless steel sink and drainer, space for additional appliances and UPVC door to the rear garden. There are two additional reception rooms in the property, one being used as a

snug with open fire and the other a spacious home office. Upstairs, a split staircase leads onto a generous landing with space for a seating area. The first of 4 double bedrooms boasts fitted furniture, dual aspect windows, shower cubicle and wash hand basin with vanity unit below. The second bedroom was previously two single rooms which have been knocked into one. The wall could be re-established to make a 5 bedroom family home, if required. The remaining two bedrooms are spacious with room for additional furniture. The family bathroom comprises a bath with shower over, wash hand basin with vanity unit below, WC and airing cupboard. The loft space is part boarded & accessed via a pull down ladder onto the bedroom. The property is located on a site of approximately 1/5th acre and has attractive mature gardens to the rear. The front garden is mainly block paved, affording off street parking for several vehicles and leading to a detached single garage with up and over door, electric power and light. The rear garden affords a high degree of privacy and is laid mainly to lawn, enclosed in timber fencing. There are well stocked flower, shrub and tree borders, paved sun terraces, greenhouse and timber shed with power and light.

LOCATION Situated within the popular market town of Northallerton, within walking distance of all the facilities and

amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a twice weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North York Moors National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES & CHARGES Gas central heating is installed, mains water, drainage & electric. 16 solar panels are owned outright by the property and provide an annual income of approx. £700. North Yorkshire Council Tax Band E.

VIEWINGS Strictly by appointment only with the agent.

TENURE The property is freehold.





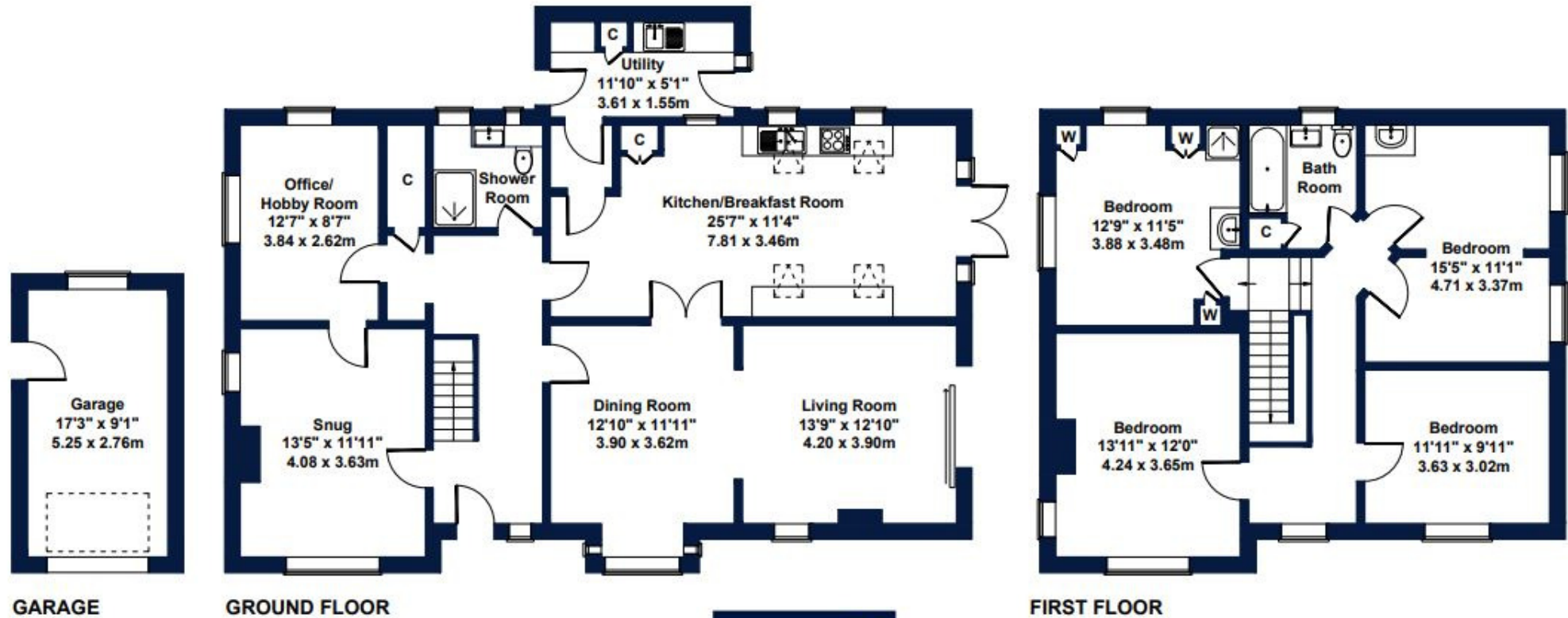
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area
2293 sq ft - 213 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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