



6 COLSTAN ROAD, NORTHallERTON
NORTH YORKSHIRE, DL6 1AZ



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A prestigious and beautifully presented four-bedroom detached home, refurbished throughout in recent years to an exceptional standard. Situated on the highly sought-after south side of town, this impressive property offers a superb balance of stylish modern living and generous accommodation including a stunning open-plan living kitchen with views over the rear garden, perfect for both family life and entertaining. Additional highlights include a dedicated home office, a well-equipped utility room, and a luxurious principal bedroom with contemporary en suite.

- Sought after location within walking distance of the town & mainline train station
- Refurbished throughout to an extremely high standard
- Superb open plan living kitchen
- Generous plot with landscaped gardens
- Double garage & off street parking
- EPC Rating TBC

GUIDE PRICE £650,000

GET IN TOUCH

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DESCRIPTION

This superb four-bedroom detached residence has been meticulously refurbished to an exceptional standard by the current owners, offering stylish, spacious, and flexible accommodation ideal for modern family living.

Accessed via a robust composite front door, the property opens into a bright and welcoming entrance hallway, featuring a staircase to the first floor and a convenient ground floor WC.

To the right, a generously proportioned living room is filled with natural light from a large bay window, enhanced by elegant plantation shutters. A charming log-burning stove provides a cosy focal point.

A second reception room is also accessed from the hallway, offering a versatile space perfect as a playroom, snug, or ground floor guest bedroom.

The heart of the home is a stunning open-plan kitchen/dining/family room, thoughtfully designed for both everyday living and entertaining. French doors open directly to the rear garden, creating a seamless connection between indoor and outdoor spaces.

The kitchen is fitted with classic cream shaker-style wall and base units, complemented by laminate worktops and a central island with a solid wood worktop. A range of integrated appliances includes a microwave, large fridge, and dishwasher, with a freestanding electric cooker, gas hob, and extractor hood completing the specification. The room also accommodates a generous dining area and relaxed seating space.

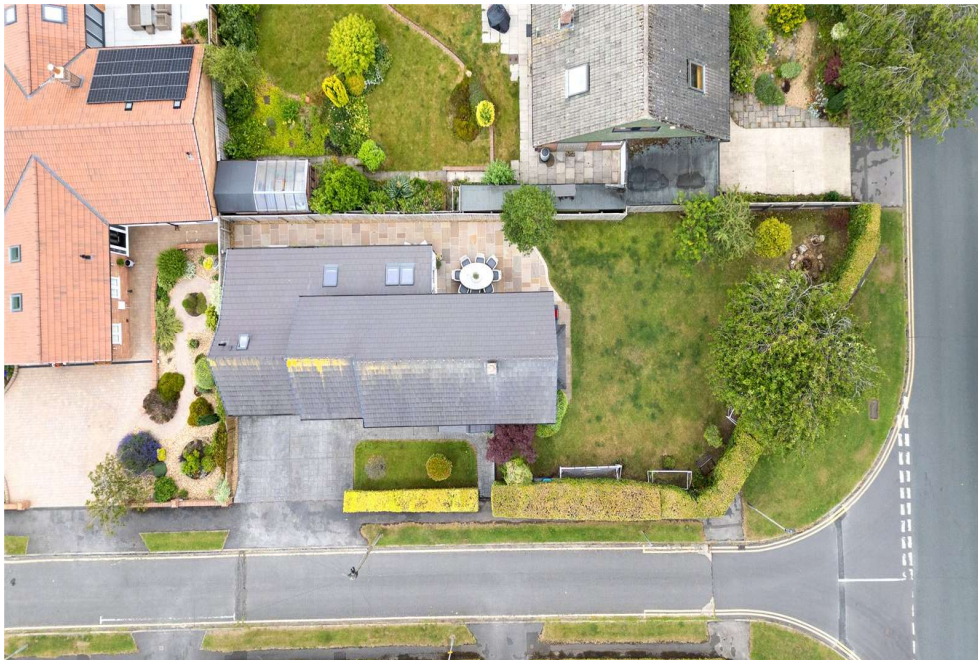
A door leads to a superb utility room, fitted with navy blue units, laminate worktops, stainless steel sink and drainer, integrated washing machine, and a side access door. From here, a further door provides access to a private home office—ideal for remote working.

The double garage has been partially converted to provide additional storage, space for extra white goods, and includes a dedicated plant room housing the gas central heating boiler.

The first floor offers four well-proportioned bedrooms, three of which are generous doubles and the fourth a good-sized single. The spacious principal bedroom features a walk-in wardrobe and a luxurious en suite bathroom, complete with double-ended bath, separate shower enclosure, WC, and wash hand basin.

The remaining bedrooms are served by a stylish family bathroom with panelled bath





and shower over, WC, and wash hand basin. A part-boarded loft with pull-down ladder is accessible from the landing, providing useful additional storage.

The rear garden has been beautifully landscaped and offers a high degree of privacy, enclosed by timber fencing and mature hedging. It features a paved patio area and a generous lawn—perfect for outdoor entertaining or family enjoyment.

To the front, a tarmac driveway provides ample off-street parking and leads to a double garage fitted with electric up-and-over doors.

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 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, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire 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.

Tenure, Services & Charges

The property is Freehold. Mains drainage, water & electric. Gas central heating. North Yorkshire Council Tax Band E.

Viewings

By appointment with the agent.

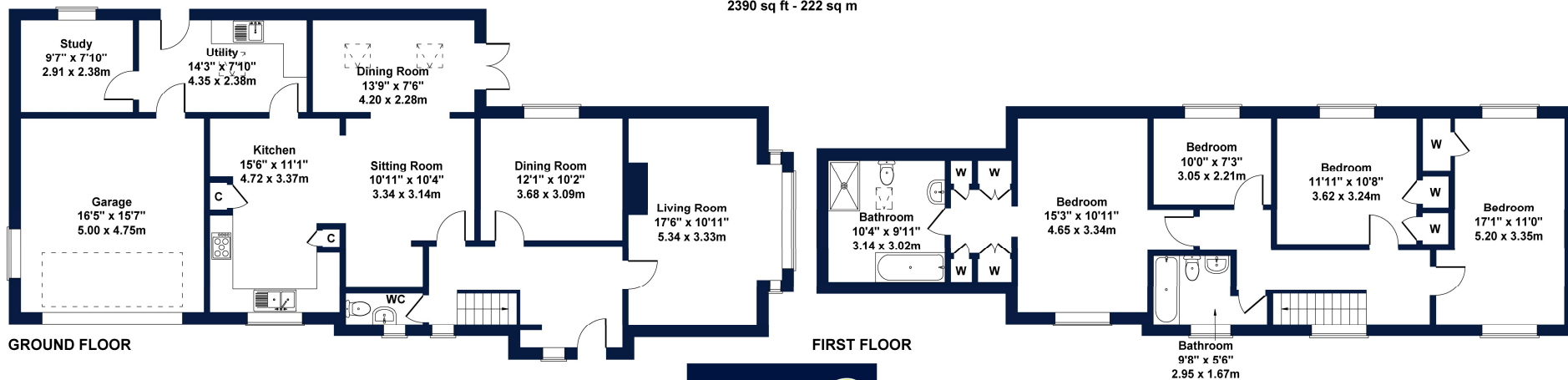
Agent's Notes

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

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Approximate Gross Internal Area

2390 sq ft - 222 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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