



## 6 CONSTANTINE GROVE

COLBURN, CATTERICK GARRISON, DL9 4RE

**£120,000**  
**FREEHOLD**

A Well Proportioned Mature Semi Detached House within a pleasant cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room 2 Double Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER tbc. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# 6 CONSTANTINE GROVE

- 2 DOUBLE BEDROOMS • MATURE SEMI DETACHED HOUSE • CUL-DE-SAC • DRIVEWAY • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Well Proportioned Mature Semi Detached House within a pleasant cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room 2 Double Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER tbc. NO ONWARD CHAIN.

## ENTRANCE HALL

Radiator, stairs to first floor. Upvc double glazed entrance door to front. Door to Lounge.

## LOUNGE

Boarded over fireplace opening with pine mantle, radiator, oak boarded floor, understairs cupboard containing gas fired boiler and gas meter with Upvc double glazed window to side. Upvc double glazed bay window to front. Doors to Entrance Hall and Kitchen/Dining Room.

## KITCHEN/DINING ROOM

Stainless steel sink unit with mixer tap, waterproof splashback panels, marble effect laminate work surfaces, wood effect cupboards and drawers, built in electric oven and 4 ring gas hob with extractor hood over, fridge/freezer space, plumbing for washing machine, tumble dryer space, plumbing for dishwasher, radiator, coving, ceramic tiled floor. Upvc double glazed bay window to rear with sliding patio door to Rear Garden. Upvc double glazed window to side. Door to Lounge.

## LANDING

Loft hatch. Upvc double glazed window to side. Doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

Coving, oak boarded floor, walk in wardrobe with Upvc double glazed window to front.

Upvc double glazed bay window to front. Door to Landing.

## BEDROOM 2

Radiator. Upvc double glazed bay window to rear. Door to Landing.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment, wc, radiator, laminate floor. Upvc double glazed window to side. Door to Landing.

## OUTSIDE

Front Garden

Concrete driveway, lawn, canopy over front door with light.

To the side

Wide storage area

West Facing Rear Garden

Lawn, flower beds, metal storage shed, greenhouse, cold water tap, outside power socket

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 71165.

Local Authority - North Yorkshire Council – Tel: 0300  
1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please  
check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18738837

Particulars Prepared – August 2025.

### IMPORTANT NOTICE

These particulars have been produced in good faith to  
give an overall view of the property. If any points are  
particularly relevant to your interest, please ask for  
further information or verification, particularly if you are  
considering travelling some distance to view the  
property.

All interested parties should note:

- i. The particulars are set out as a general outline only  
for the guidance of intended purchasers and do not  
constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only  
as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken  
from a vantage point other than the front street level. It

should not be assumed that any  
contents/furnishings/furniture etc. are included in the  
sale nor that the property remains as displayed in the  
photographs.

iv. Services or any appliances referred to have not  
been tested and cannot be verified as being in working  
order. Prospective buyers should obtain their own  
verification.

### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and  
professional market appraisal of your property without  
obligation, if you are thinking of selling.

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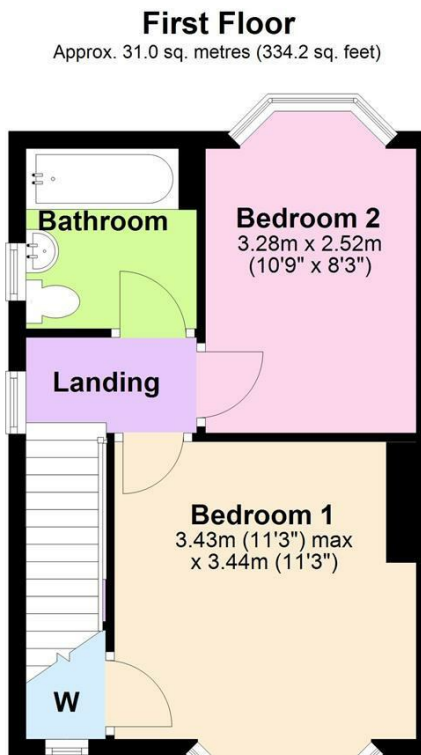
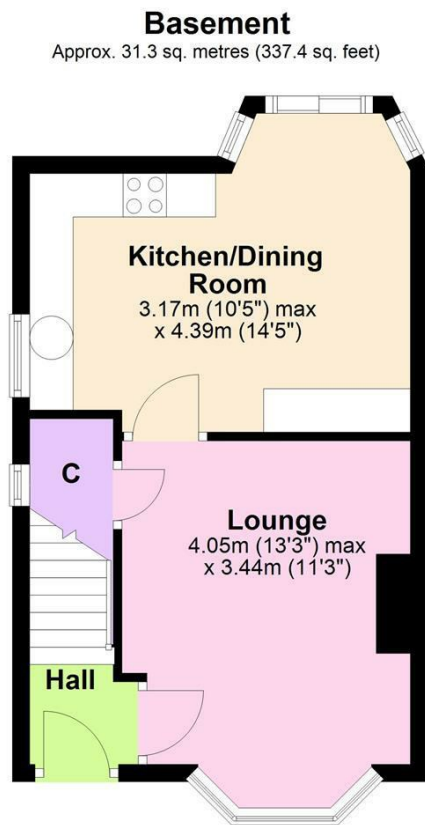
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charge or obligation.

### YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written  
quotation available upon request.

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Total area: approx. 62.4 sq. metres (671.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Lettings  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanfbrown.co.uk  
www.normanfbrown.co.uk

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