



ST. MICHAELS COURT, NORTHALLERTON

BEST OFFERS AROUND £365,000



Northallerton
Estate Agency



St. Michaels Court

Northallerton, DL7 8YX

4 ST MICHAELS COURT IS A SUBSTANTIAL WELL LAID OUT FAMILY HOME IN THE POPULAR "SAINTS" AREA OF ROMANBY CLOSE TO 2 QUALITY SCHOOLS, MAINLINE TRAIN STATION AND WALKING DISTANCE TO NORTHALLERTON MARKET TOWN. THIS HOUSE COULD BE EXTENDED WITH PLANNING AND HAS VIEWS OVER THE HAMBLETON COUNTRYSIDE.

- DETACHED HOUSE
- SUN ROOM
- COUNTRYSIDE VIEWS
- GARAGE
- UTILITY
- SPACE TO EXTEND (stpp)



ENTRANCE HALL

CEILING LIGHT POINT, WINDOW TO SIDE, RADIATOR

HALLWAY

CEILING LIGHT POINT, RADIATOR, PHONE POINT, UNDER STAIR CUPBOARD AND DOOR INTO DOWNSTAIRS WC

DOWNSTAIRS WC

DUOFLUSH W/C WASH BASIN, CEILING LIGHT POINT, CLOAK HANGING, WOOD LAMINATE FLOORING

SITTING ROOM

FEATURE FIREPLACE WITH INSET GAS FIRE, FULL HIGHT BAY WINDOW, COVED CEILING, CEILING LIGHT POINT, DOUBLE RADIATOR, TV POINT, FRENCH DOORS THROUGH TO THE DINING ROOM

DINING ROOM

CEILING LIGHT POINT, DOUBLE RADIATOR, AND DOUBLE DOORS THROUGH INTO THE SUN ROOM

SUN ROOM

GLAZED TO 3 SIDES, SEMI SOLID CEILING WITH VELUX WINDOWS X4, CEILING LIGHT SPOTS, TV POINT AND UNDERFLOOR HEATING.

KITCHEN DINER

A GOOD RANGE OF CONTEMPORARY BASE AND WALL UNITS WITH GRANITE EFFECT WORKTOPS, SINGLE SINK AND DRAINER WITH QUALITY MIXER TAP, INSET 4 RING GAS HOB WITH DOUBLE OVEN AND GRILL BELOW, EXTRACTOR FAN AND SPLASHBACK, BUILT IN SIEMENS DISHWASHER AND BOSCH FRIDGE, IN THE DINING AREA THERE IS TV POINT, DOUBLE RADIATOR, 2 X CEILING LIGHT TRACK WITH SPOTLIGHTS AND WINDOWS GIVING PLENTY OF LIGHT.

UTILITY ROOM

BASE UNIT, SINGLE SINK SPACE FOR WASHING MACHINE, AND DRYER, WALL MOUNTED BRITISH GAS 330 CONDENSOR BOILER. DOOR THROUGH TO THE GARAGE

GARAGE

MAINS POWER, CONCRETE FLOOR, UP AND OVER DOOR

LANDING

STAIRS UP TO MAIN LANDING WITH CEILING LIGHT POINT, ATTIC ACCESS, AND AN AIRING CUPBOARD HOUSING THE WATER TANK AND SHELVES

MASTER BEDROOM

GOOD SIZED WITH WALL LENGTH WARDROBES AND SLIDING DOORS, INTERNAL DRAWERS, CEILING LIGHT POINT, RADIATOR AND DOOR INTO THE ENSUITE BATHROOM

ENSUITE

SHOWER ROOM WITH MAINS BAR SHOWER, EXTRACTOR FAN, CEILING LIGHT SPOTS, FULLY TILED CUBICLE, WC, WASH BASIN WITH MIXER TAP, CABINET AND TOWEL RAIL

BEDROOM 2

CEILING LIGHT POINT, RADIATOR AND BAY WINDOW

BEDROOM 3

CEILING LIGHT POINT, RADIATOR, OVERSTAIR PLATFORM

BATHROOM

TILE EFFECT FLOOR, WHITE SUITE, paneled BATH WITH QUALITY MIXER TAP AND SHOWER OVER, EXTRACTOR FAN, CEILING LIGHT SPOTS, WC, WASH BASIN, MIRROR AND RADIATOR.

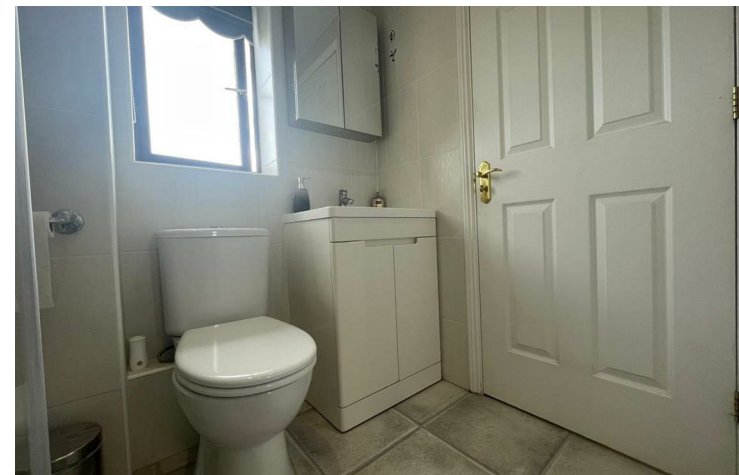
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - E

EPC - TBC



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



4 ST MICHAELS COURT, ROMANBY, NORTHALLERTON. DL7 8YX

TOTAL FLOOR AREA: 1436 sq.ft. (133.4 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.
Made with Metropix ©2025



Energy Efficiency Rating		
Any energy rating	Current	Potential
100-120 kWh/m ² per year	A	A
81-100 kWh/m ² per year	B	B
61-80 kWh/m ² per year	C	C
41-60 kWh/m ² per year	D	D
21-40 kWh/m ² per year	E	E
1-20 kWh/m ² per year	F	F
0-20 kWh/m ² per year	G	G
Not energy efficient - higher heating costs		
England & Wales		
EU Directive 2002/91/EC		

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