



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

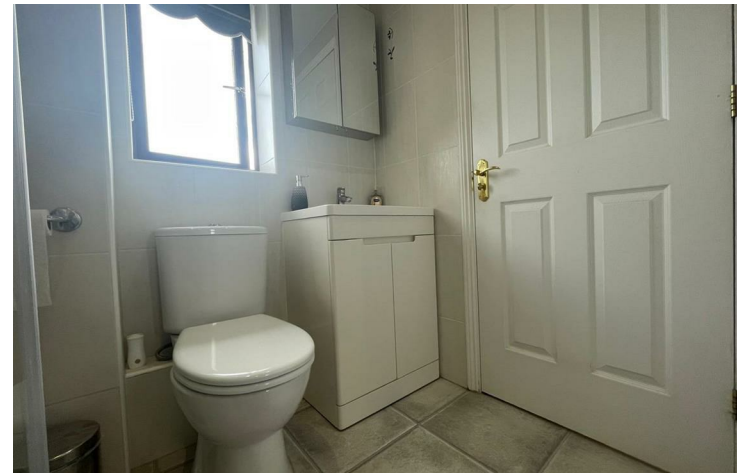
TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - E

EPC - TBC





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



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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.  
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Energy Efficiency Rating		
	Current	Potential
Any energy efficient - lower running costs		
92 (A+)		
81 (A)		
69 (B)		
55 (C)		
43 (D)		
33 (E)		
21 (F)		
1-9 (G)		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC