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9 St. Michaels Court, Northallerton DL7 8YX

An expansive, deceptively large, extended 5 bedroom, three bathroom family home, located on a small cul de sac on the desirable South side of Northallerton, close to open countryside. The accommodation has gas central heating, double glazed windows and comprises: an entrance hall; a cloakroom/w.c.; a living room; a dining room; a study; a dining kitchen with space for a range cooker; a utility room; a first floor landing; a master bedroom with an en suite shower room/w.c.; a further four bedrooms; a shower room located just next to bedroom five that could be used as an annex; a house bathroom/w.c.; an integral garage; a driveway providing off street parking for several vehicles; and an enclosed West facing walled garden. The property offers well presented, versatile accommodation that will suit a growing family or could offer space for a relative living in the annex area of the property. EPC rating C.

£350,000

SITUATION

St Michaels Court is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From our Northallerton office, head South down the High Street going straight on at the next two roundabouts and onto the Thirsk Road. Take the fourth right hand turn onto St. James Drive where St Michaels Court is the fifth turning on the left.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With a panelled and glazed entrance door to front, oak flooring and a radiator.

CLOAKROOM/W.C.

With a double glazed window to front, a low flush w.c. and a pedestal wash hand basin.

LIVING ROOM

14'1" x 11'7" (4.29m x 3.53m)

With a double glazed window to front, oak flooring, a radiator and a multi fuel stove.



DINING ROOM

10'10" x 10'7" (3.30m x 3.23m)

With double glazed French doors to rear, a radiator and oak flooring.



STUDY

11' x 8'8" (3.35m x 2.64m)

With a double glazed window to front and a radiator.



FITTED DINING KITCHEN

16'7" x 10'6" (5.05m x 3.20m)

With a double glazed window to rear, a radiator, a range of matching fitted units with oak worktops over and tiled splashbacks, a one and a half bowl single drainer sink unit, space for a range oven and space for a fridge freezer and a dishwasher.



UTILITY ROOM

With a double glazed door to rear, a range of matching fitted units with oak worktops over, a single ceramic sink unit and space and plumbing for a washing machine and a tumble dryer.



FIRST FLOOR LANDING

With an airing cupboard, a linen cupboard (with a radiator) and access to the loft space.

MASTER BEDROOM

14'4" x 10'5" (4.37m x 3.18m)

With a double glazed bay window to front and a radiator.



ENSUITE SHOWER ROOM/W.C.

With a double glazed window to front, a modern white suite comprises: A shower cubicle; a pedestal wash hand basin; a low flush W.C.; and a radiator.



BEDROOM TWO

10'9" x 10'7" (3.28m x 3.23m)

With a double glazed window to rear and a radiator.



BEDROOM THREE

12'6" x 8'6" (3.81m x 2.59m)

With a double glazed window to rear and a radiator.



BEDROOM FOUR

9' x 9'6" (2.74m x 2.90m)

With a double glazed window to front, a radiator and a deep storage cupboard.



BEDROOM FIVE

11'4' x 8'8" (3.45m' x 2.64m)

With a double glazed window to front and a radiator.



SHOWER ROOM/W.C.

With a double glazed window to rear, a modern white suite comprises: A shower cubicle; a pedestal wash hand basin; a low flush W.C.; and a heated ladder back towel rail.



BATHROOM/W.C.

With a double glazed window to rear, a modern white suite comprises: a panelled bath; a pedestal wash hand basin; a low flush W.C.; and a heated ladder back towel rail.



GARAGE

A single garage with double doors to front.

DRIVEWAY

A Tarmac driveway providing off street parking for three cars.



REAR GARDEN

An enclosed, walled rear garden laid to lawn with a decked seating area and a garden shed.



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

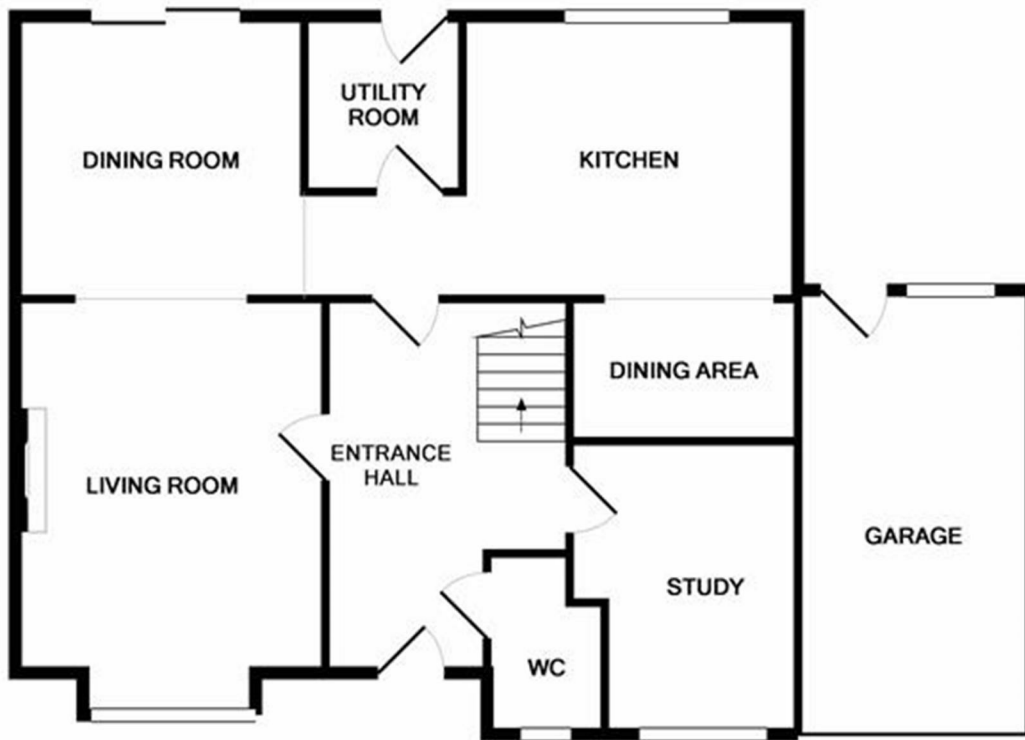
MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to

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GROUND FLOOR
APPROX. FLOOR
AREA 899 SQ.FT.
(83.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 870 SQ.FT.
(80.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1769 SQ.FT. (164.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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