

S.4860



Northallerton
Estate Agency

3 ST MICHAELS COURT NORTHALLERTON DL7 8YX



An Attractively Presented, Well Laid Out & Spacious, Substantial Three Bedroomed Detached Family Residence of Character & Distinction Situated on a Nice Sized Plot with Tremendous Scope for Extension

- Wood Effect UPVC Sealed Unit DG
- Gas Fired Central Heating
- Fitted Kitchen, Bathroom & En Suite
- Gardens to Front & Rear
- Parking for Two Vehicles – Double Garage
- Views to Rear over Adjacent Farmland

**Offers in the Region of £310,000
OFFERED CHAIN FREE**

3 St Michaels Court, Northallerton DL7 8YX

SITUATION

A1	6 miles	Thirsk	7 miles
A19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Richmond	14 miles	Bedale	7 miles
Ripon	16 miles	Leeds	53 miles

3 St Michaels Court is very attractively situated in a most sought after and highly desirable residential area just outside the centre of Northallerton on this nicely matured development and the property occupies a private, easily maintained plot with lawned gardens to front and rear and panoramic views to the rear over open countryside.

The property is ideally placed for access to all services and amenities being within easy walking distance of the Town Centre which enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town which boasts an enviable reputation. Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 6 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

International Airports can be found at Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally, the property is within an hour of the Coast at Whitby, Scarborough and Redcar.

AMENITIES

Shooting & Fishing – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

Schools – the area is well served by good state and independent schools. The property is within walking distance of Broomfield and Sacred Heart School on the Broomfield campus and the property lies within the catch area for a number of renowned primary schools. Local comprehensive schools are to be found at Northallerton, Thirsk, Stokesley, Bedale and Richmond whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton and the property is close to a good network of footpaths and bridleways.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

The property comprises a substantial three bedroomed detached family house of a unique design with vaulted ceiling sitting room double garage and tremendous scope for extension. The property is brick built with a clay pantile roof, it is built with a clay pantile roof, it is rendered to the upper storey and has wooden effect UPVC sealed unit double glazed windows together internal Swedoor composite doors throughout. At present the property is laid out to three bedrooms with generously proportioned dining room, sitting room and two main bedrooms. It is completed with kitchen having separate utility, family bathroom and third bedroom. The property at present enjoys a vaulted ceiling in the sitting room and there is considered to be tremendous potential for a new residential layout subject to buildings regulations and planning permissions.

Additionally the property enjoys the benefit of a double garage which could provide for additional residential accommodation utilising the left hand side which sits nicely to the rear of the utility and kitchen and could provide for additional sitting room or extension to the kitchen subject to the necessary permissions.

Externally the property has a south facing rear garden. The north facing front has a tarmac driveway offering hardstanding for two vehicles and access to the integral double garage, (the right-hand door is electrically operated and the left-hand side door is standard up and over door). The garden to the front is lawned with shrub borders with a small area of lawn to the western side and a flagged area which leads to the front door. On the eastern edge is a flagged and gated access leading into the rear garden. At the rear is a flagged patio opening out onto lawned gardens with a further flagged area through pergola giving access central pond and water feature. There are hedged boundaries to the rear allowing superb views out over the adjacent countryside. There is a shed insitu.

The offering of **3 St Michaels Court** presents a very rare opportunity for the discerning purchaser looking to acquire a substantial property on a good-sized plot with panoramic views out over the surrounding countryside with tremendous potential for updating and modernisation together with extension to provide for up to five bedroomed accommodations. Early inspection recommended.

ACCOMMODATION

In under covered entrance with wall light point, up flagged step and through composite front door with central etched glass panel into:

Entrance Hall

1.98m x 1.47m (6'6" x 4'10")

With mini coved ceiling, ceiling light point, radiator and telephone point. Door to:

Downstairs Cloakroom**1.11m x 1.77m (3'8" x 5'10")**

With low level WC. Unit inset wash basin with cupboard storage beneath. Tiled walls to rear of wash basin and WC and central ceiling light point. Radiator. Opaque glazed window to rear. Wall mounted hanging hooks.

From the Entrance Hall door through into:

Dining Room**4.95m x 3.52m (16'3" x 11'7") max overall**

Central staircase to first floor. Door to understairs storage. Coved ceiling and centre ceiling light point. Double radiator. Telephone point. Composite door to rear with inset etched glass panels gives access into:

Sitting Room**4.52m x 3.78m (14'10" x 12'5")**

With vaulted pine panelled and beamed ceiling. UPVC sealed unit double glazed sliding patio doors out to rear patio and gardens. Additional window with views out to rear over patio, water feature and across to open country. Chimney breast inset elevated living flame gas fire. TV point. Four wall light points. Double radiator.

From the Entrance Hall is door though into:

Kitchen**3.05m x 2.61m (10' x 8'7")**

With an attractive range of beech fronted bae and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer, moulded sink unit with mixer tap over. Tiled splashback. Built in AEG double oven topped with four ring ceramic hob. Space and plumbing for dishwasher. Space for fridge. Under unit lighting. Triple width double glazed window looking out onto rear garden and across open farmland. Wall mounted heated towel rail. Centre ceiling light point. Door through into:

Utility / Boiler Room**2.44m x 1.47m (8' x 4'10")**

With unit matched fitted base unit with beech fronted cupboards topped with a granite work surface. 1 ½ bowl inset single drainer, stainless steel sink unit with mixer tap over. Tiled splashback. Centre ceiling flush light point. Wall mounted Rahema Avantor condensing gas fired central heating boiler. Radiator. Door through into:

Double Garage**5.71m x 5.38m (18'9" x 17'8") overall**

Electrically operated right hand door, manual on the left. Light and power. Concrete floor. Full height double glazed pedestrian door at the rear giving access out to the garden.

From Dining Room are Stairs to First Floor

With stained and polished mahogany balustrade and spindles leading up past half landing to:

First Floor Landing**3.91m 1.85m (12'10" x 6'1") narrowing to 0.88m (2'11")**

Radiator. Mini coved ceiling. Two ceiling light points. Attic access. Airing cupboard housing lagged cylinder and immersion heater with shelved storage.

Bedroom No. 2**3.07m x 2.99m (10'1" x 9'10")**

With mini coved ceiling. Ceiling light point. Radiator. Beech fronted double wardrobe with dressing mirror and shelved storage. Additional corner shelved storage.

Bedroom No. 3**3.07m x 1.93m (10'1" x 6'4")**

Ceiling light point. Radiator.

Master Bedroom**3.07m x 3.83m (10'1" x 12'7")**

With wall length fitted bedroom furniture comprising good range of wardrobes with central tallboy and dressing mirrors to front, three drawer storage beneath. Radiator. Mini coved ceiling. Ceiling light point. TV point. Door to:

En Suite Shower Room**1.42m x 1.72m (4'8" x 5'8")**

Fully tiled floor with a corner tiled wet area with central drainer. Fully tiled walls. Thermostatically controlled mains power shower with drench head and additional head. Fitted and pivoted screen. Corner wash basin with mixer tap. Low level duoflush WC. Flush mounted ceiling light point. Wall mounted chrome heated towel rail.

L Shaped Bathroom**3.01m x 1.74m (9'11" x 5'9") narrowing to 0.81m (2'8")**

With the main area enjoying a white suite comprising panelled bath with mixer tap. Fully tiled around with a fitted folding shower screen. Wall mounted Triton T80 XR electric shower. Inset wash basin with mixer tap and cupboard storage beneath. Adjacent shaver socket and mirror. Low level duoflush WC. Radiator. Two windows.

Gardens

The north facing front has a tarmac driveway offering hardstanding for two vehicles and access to the integral double garage, (the right-hand door is electrically operated and the left-hand side door is standard up and over door). The garden to the front is lawned with shrub borders with a small area of lawn to the western side and a flagged area which leads to the front door. On the eastern edge is a flagged and gated access leading into the rear garden. At the rear is a flagged patio opening out onto lawned gardens with a further flagged area through pergola giving access central pond and water feature. There are hedged boundaries to the rear allowing superb views out over the adjacent countryside. There is a shed insitu.

GENERAL REMARKS & STIPULATIONS**VIEWING**

Strictly by appointment with Northallerton Estate Agency – tel. no. 01609 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Gas fired central heating, electricity and mains drainage.

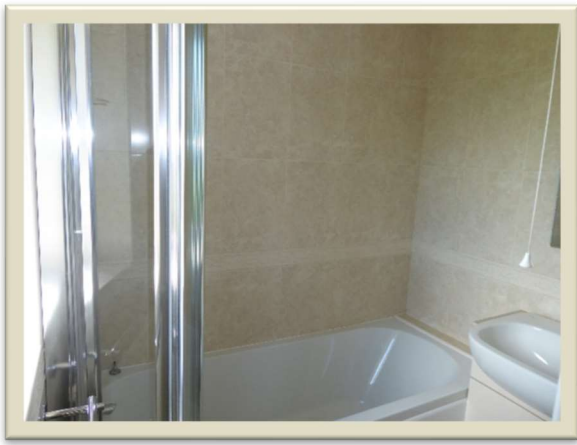
LOCAL DISTRICT COUNCIL

Hambleton District Council, Civic Centre, Stone Cross Northallerton – tel. no. 01609 779777.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band D.





COMMITMENT

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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.