HUNTERS®

HERE TO GET *you* THERE

Rocking Horse Drive

Pickhill, YO7 4FB

Asking Price £485,000

4 2 2 B

Council Tax: E

7 Rocking Horse Drive

Pickhill, YO7 4FB

Asking Price £485,000

A bright and airy house, with flexible accommodation briefly comprising entrance hall, two reception rooms an the open plan kitchen and dining area which creates a wonderful entertaining space. A useful utility room and cloak are off the kitchen/diner with outside door into the garden area. The property benefits from air source heating and underfloor heating, ensuring comfort throughout.

To the first floor are four double bedrooms, with the master having a private en-suite bathroom and spacious house bathroom. Externally there is a larger than average garden which wraps round the side and rear. Open views over open countryside to the rear.

Entrance Hall

Giving access to all primary ground floor rooms and with stairs leading to the first floor. Wood effect flooring.

Lounge

13'9" x 12'5" (4.20 x 3.80)
With continued wood effect flooring, window to the front elevation.

Kitchen / Dining Room

26'2" x 12'9" (8 x 3.90)
This lovely room running nearly the full width of the rear of the house is fitted at one end with a range of pale Shaker style wall and floor units with complementary worktop over. The matching island unit incorporated a breakfast bar. Appliances include a built in oven with hob and extractor hood over, fitted fridge freezer and integrated dishwasher. Sleek bi-fold doors give access to the good sized rear garden and allow plenty of natural light. The dining area has the benefit of a window to the rear elevation; door to

Utility and Downstairs WC

Fitted with wall and floor units to match the kitchen, there is an inset sink with swan neck tap over, space and plumbing for a washing machine and space for another appliance. Wood effect floor and door with inset light giving access to the rear. Doors to exterior, W.C. and kitchen

Office / Snug

12'5" x 11'1" (3.8 x 3.4)
Window to the front elevation and continued wood effect floor.

First Floor

Landing with doors off to:

Master Bedroom

16'8" x 12'5" (5.1 x 3.80)
This generous sized double bedroom is fitted with a good range of built in wardrobes and a chest of drawers finished in a stylish grey (available by separate negotiation). Window to the front aspect and door to:

Ensuite to Master Bedroom

Fitted with a three piece suite in white comprising wall unit vanity sink, low flush WC and walk in shower with tiled walls set behind a glass screen. Obscured glazed window to the front elevation.

Bedroom Two

12'5" x 11'1" (3.8 x 3.40)
Double bedroom with useful fitted wardrobe (available by separate negotiation) and window overlooking the front aspect.

Tel: 01845 440044

Bedroom Three
11'5" x 10'5" (3.5 x 3.2)
Overlooking the rear garden, this is another good double bedroom.

Bedroom Four
12'9" x 7'6" (3.9 x 2.3)
Single bedroom which would also be suitable for a variety of uses such as home office, hobby room or nursery.

Bathroom
Fully tiled, this well equipped room is fitted with a walk in shower with glass screen, panelled bath with glass screen, low flush WC and wall hung vanity sink.

Gardens
Situated on a corner plot, the size of the gardens is a particular feature of the property, The fully enclosed rear garden is laid to lawn.

Garage and Parking
Driveway parking for two cars leading to the single garage.

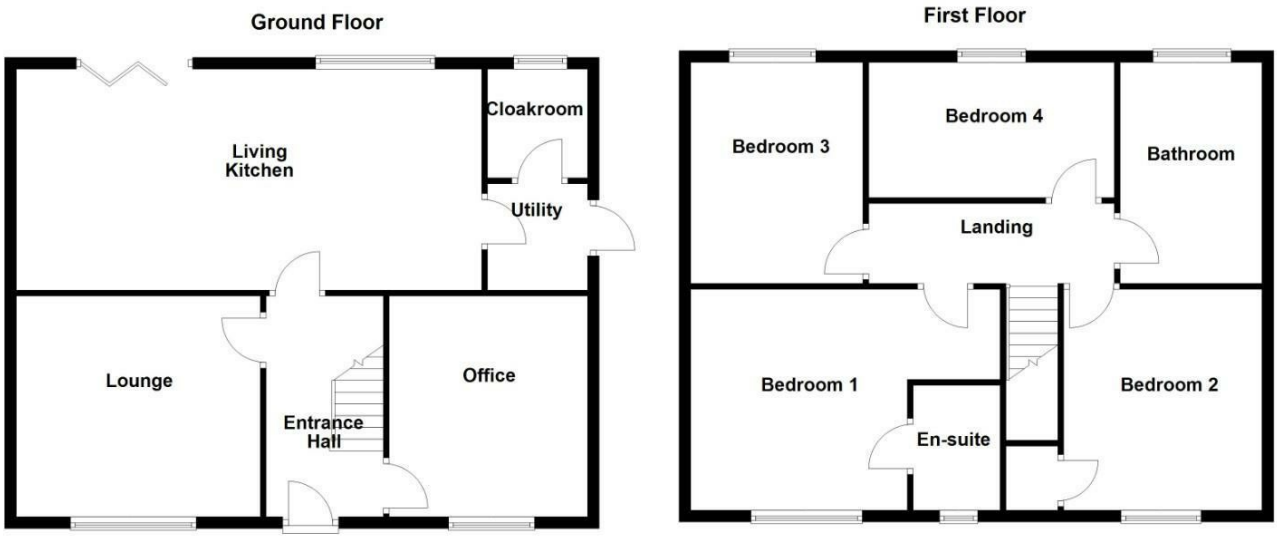
Situated in the delightful village of Pickhill, this four-bedroom detached home offers exceptional living space. The versatile layout of this well designed property reflects the modern desire for flexible living space. With outstanding views over open countryside, this is the perfect choice for those seeking a peaceful yet well-connected lifestyle.

Road Map

Hybrid Map

Terrain Map

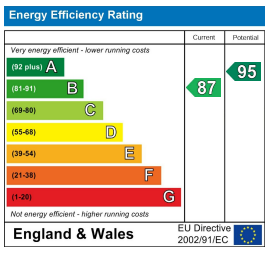
Floor Plan

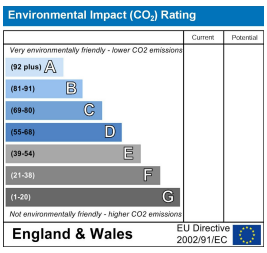


Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

48a Market Place, Thirsk, YO7 1LH
Tel: 01845 440044 Email: thirsk@hunters.com https://www.hunters.com