



## 20 Melltowns Green

Pickhill, Thirsk, YO7 4LL

A modern and spacious three bedroom detached property set in this picturesque village of Pickhill with superb commuter links. The property benefits from off street parking, double garage, solar panels, oil central heating and double glazing. The property briefly comprises: Entrance hall, cloaks/W.C., lounge, dining room, kitchen. To the first floor: Master bedroom with en-suite, two further bedrooms and modern family bathroom. Externally: Enclosed garden to the front aspect with gravelled driveway to the side leading to a double garage with light and power. To the rear is an enclosed lawned and patio garden with fence perimeter. Viewing essential to appreciate this lovely family home!!!

**Asking Price £340,000**

# 20 Melltowns Green

Pickhill, Thirsk, YO7 4LL



- DETACHED THREE BEDROOM HOUSE
- MODERN KITCHEN + DINING ROOM
- FRONT + REAR ENCLOSED GARDENS
- VILLAGE LOCATION WITH GREAT COMMUTER LINKS
- MASTER BEDROOM WITH ENSUITE
- DOUBLE GLAZING + OIL CENTRAL HEATING
- DOUBLE GARAGE + DRIVEWAY
- MODERN FAMILY BATHROOM
- SOLAR PANELS

## ENTRANCE HALL

5'10" x 5'10" (1.78m x 1.78m)

Front door leading into entrance hall, stairs to first floor, double radiator, phone point.

## CLOAKES/W.C.

3'8" x 5'10" (1.12m x 1.78m)

White suite comprising: Low level W.C., wall mounted basin and tap, radiator, double glazed window to front aspect.

## LOUNGE

11'11" x 15'7" (3.63m x 4.75m)

Double glazed window to front and side aspects, double radiator, ceiling coving, tv point, feature fire place housing wood burning stove, double doors leading to:

## DINING ROOM

11'11" x 9'5" (3.63m x 2.87m)

Laminate wood flooring, ceiling coving, double radiator, sliding patio doors to rear garden.

## KITCHEN

19'3" x 9'11" (5.87m x 3.02m)

Modern wall and base units with roll top work surface over, sink unit housing stainless steel 1.5 bowl and drainer with swivel mixer tap, integrated five ring gas hob with extractor hood over, integrated electric oven and microwave, undercounter space and plumbing for washing machine and dishwasher. space for upright fridge

freezer, wall mounted oil boiler, under stairs storage cupboard, tiled floor with underfloor heating, double glazed window to rear and door to side aspect.

## FIRST FLOOR

11' x 2'11" (3.35m x 0.89m)

Loft access, storage cupboard housing hot water tank.

## MASTER BEDROOM

14' 7" x 12'1" (4.27m x 3.68m)

Double glazed window to front and side aspects, double radiator, built in wardrobes, over stairs storage cupboard x two.

## ENSUITE

9'11" x 5'9" (3.02m x 1.75m)

White suite comprising: Low level W.C., vanity unit housing basin and tap, shower cubicle with mains shower, radiator, inset ceiling spot lights, double glazed window to front aspect.

## BEDROOM TWO

10'8" x 10' (3.25m x 3.05m)

Double glazed window to rear aspect, radiator, tv point.

## BEDROOM THREE

10'1" x 7'4" (3.07m x 2.24m)

Double glazed window to rear aspect, radiator, built in wardrobes.

## BATHROOM

8'6" x 6'9" (2.59m x 2.06m)

Modern white suite comprising: Panelled bath, low level W.C., vanity unit housing basin, corner shower cubicle with mains shower and rain drop head, radiator, inset ceiling lights, extractor fan, laminate wood flooring, double glazed window to side aspect.

## EXTERNALLY

### FRONT GARDEN

Enclosed garden with gravelled driveway to the side aspect leading to:

### DOUBLE GARAGE

17'1" x 18'2" (5.21m x 5.54m)

Window to side aspect, light and power, roof storage.

### REAR GARDEN

Rear patio and lawned garden, fenced perimeter, water tap, further garden area behind garage with shed and oil tank.

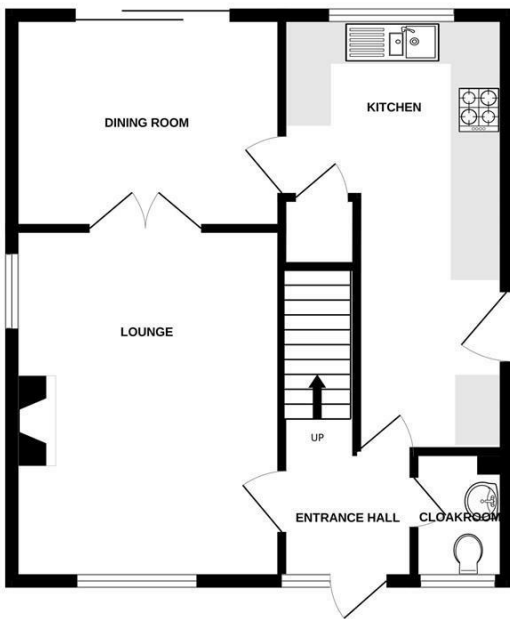
### AGENTS NOTES

Solar panels.

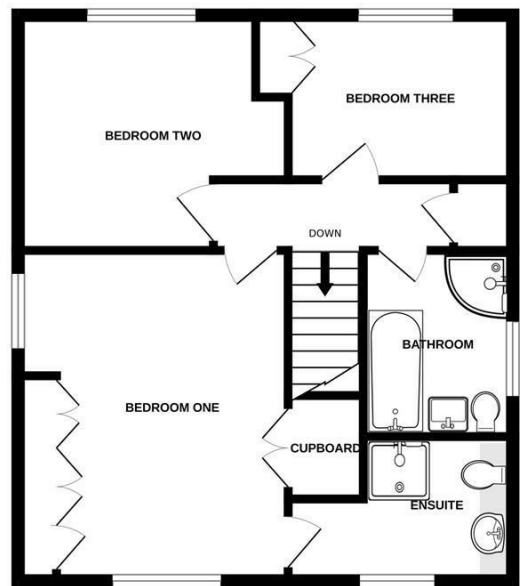


# Floor Plan

**GROUND FLOOR**  
538 sq.ft. (50.0 sq.m.) approx.



**1ST FLOOR**  
545 sq.ft. (50.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1083 sq.ft. (100.7 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 ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
<b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	