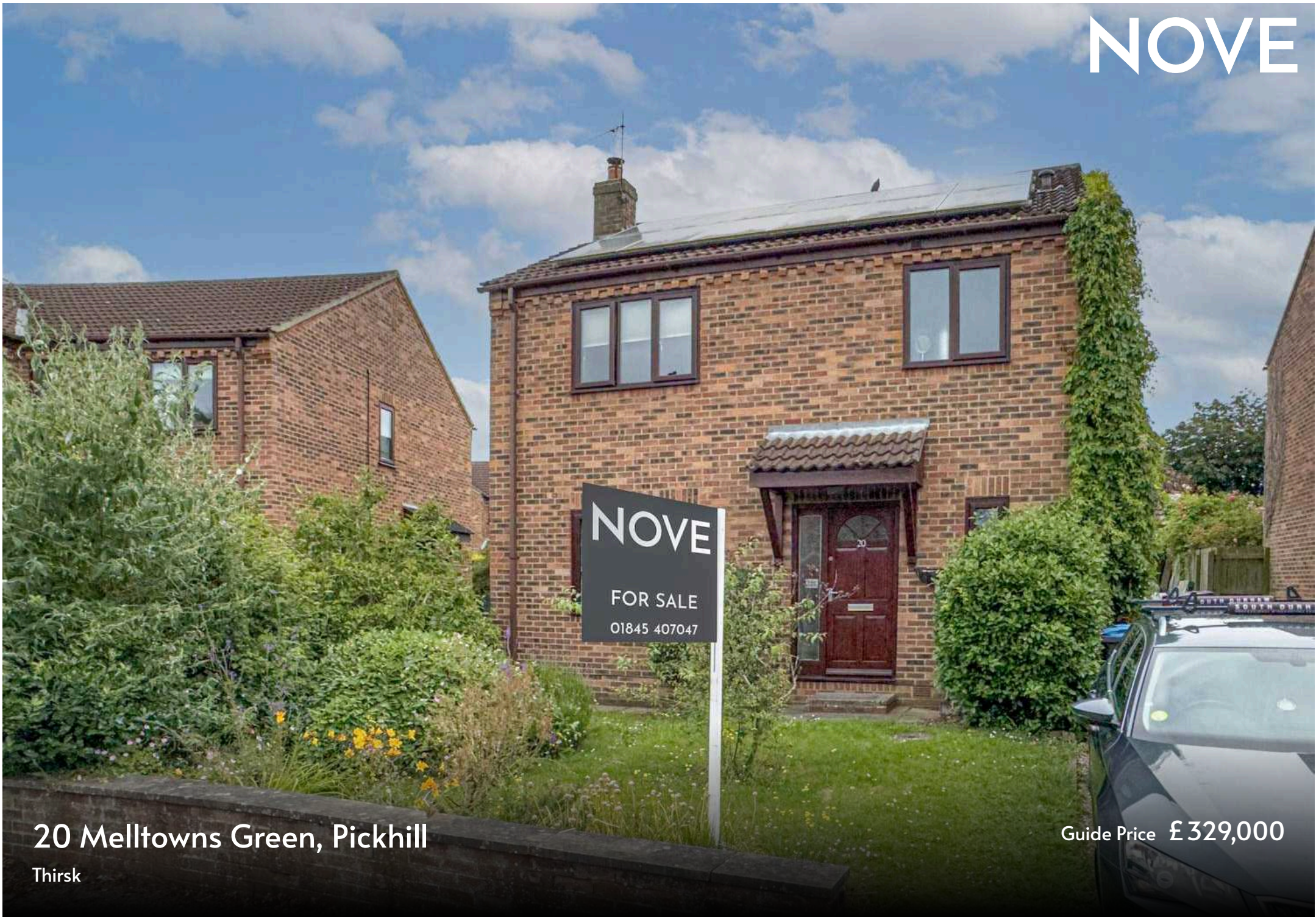


NOVE



20 Melntowns Green, Pickhill

Thirsk

Guide Price £329,000

20 Melltowns Green

Pickhill, Thirsk

Nestled in a charming village setting, this delightful three-bedroom detached house offers a perfect blend of modern convenience and traditional village charm. Boasting a unique touch with 3 KW solar panels that ensure low electricity bills, this property is not just a home but a smart investment for the eco-conscious buyer.

The interior exudes a welcoming atmosphere, with ample space for relaxation and entertaining. The chain-free status of the property adds to the appeal, making the transition to a new owner seamless.

The property features three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The detached double garage and off-street parking for multiple cars provide both security and convenience, catering to the needs of a modern family.

Situated in a village location, residents can enjoy a sense of community while still being within reach of amenities. The excellent local primary school ensures that families with young children are well catered for, making the property an ideal choice for those looking to settle down.

With a focus on energy efficiency, the 3 KW solar panels not only reduce utility costs but also demonstrate a commitment to sustainable living. This forward-thinking approach adds a unique selling point to the property, making it stand out in the market.

In conclusion, this three-bedroom detached house embodies the perfect combination of practicality and charm. With its upgraded features, chain-free status, and energy-efficient amenities, it offers a comfortable and inviting living space for the discerning buyer.

Council Tax band: E

Tenure: Freehold





Hall

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

On entering into the property you are welcomed into the entrance hall offering access to all downstairs rooms and stairs to the first floor. The hall has the thermostat for the ground floor heating zone.

Sitting Room

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

The sitting room has dual aspect double glazed windows, a cast iron stove is set into a inglenook fireplace offering a focal point and lovely feature, the sitting room has double doors which open onto the dining room to offer a versatile space.

Dining Room

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

The dining room is a great sunny space with sliding doors onto the garden its a great entertaining space and offers access to the kitchen.

Kitchen

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

This large kitchen has a range of base and wall units and also houses neff 5 ring gas hob, oven and microwave, with ample space for upright appliances and plumbing for the washing machine, the kitchen also houses the oil fired boiler which is wall mounted and externally vented. The large under stairs cupboard houses the controls for the under floor heating in the kitchen. A large window overlooks the garden and there is access to the side of the property via a wood door.

Downstairs WC

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

With a frosted glass window to the front of the property the downstairs toilet comprises of white toilet and basin, the meters for solar panels are wall mounted in the toilet.



Bedroom One

With ample fitted storage including a large walk in cupboard which currently houses an office space. The main bedroom has windows to two aspects and an ensuite shower room.

En suite

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

With enclosed shower cubicle with rainfall head the en suite has a basin set into a vanity unit, toilet and frosted glass window to the front elevation.

Bedroom Two

10' 8" x 10' 0" (3.25m x 3.05m)

To the rear of the property with a double glazed window overlooking the garden. Tv point.

Bedroom Three

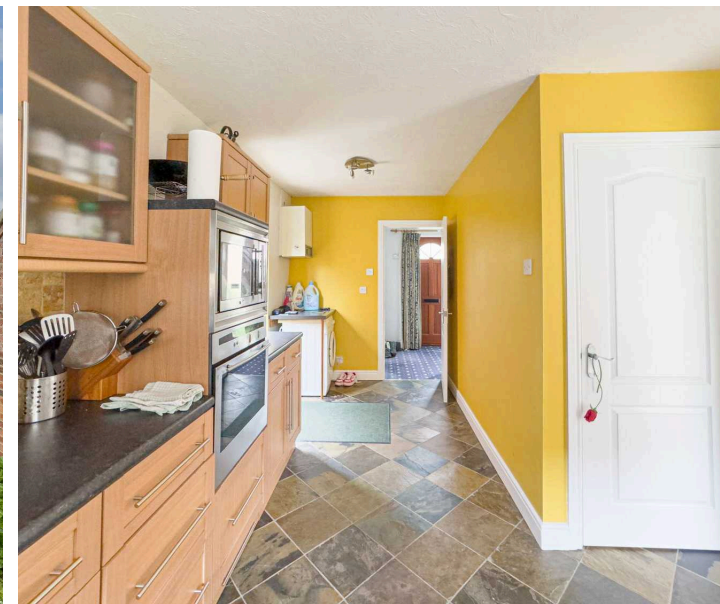
10' 1" x 7' 4" (3.07m x 2.24m)

With double glazed window overlooking the garden and storage cupboard.

House Bathroom

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

The recently renovated bathroom offers a corner shower with rainfall and hand held shower head, the whirlpool bath can be enjoyed with dimmed lights, the basin is set into a vanity unit and the illuminated mirror finishes the chic look. A double glazed window with frosted glass to the side of the property.





GARDEN

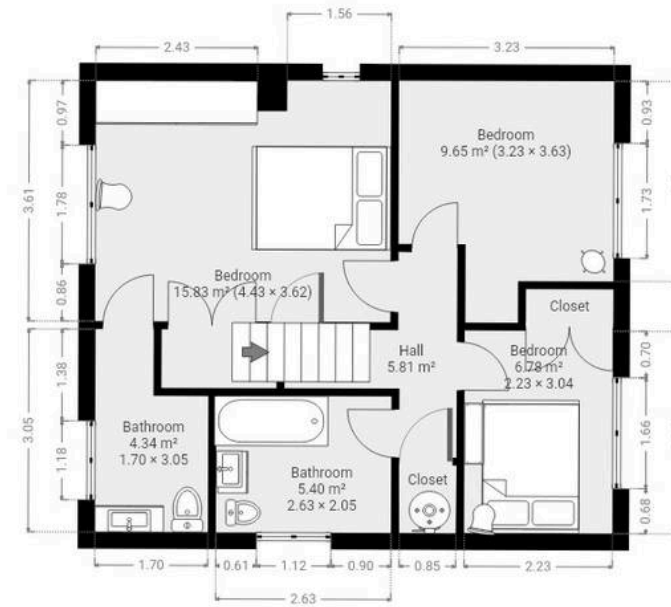
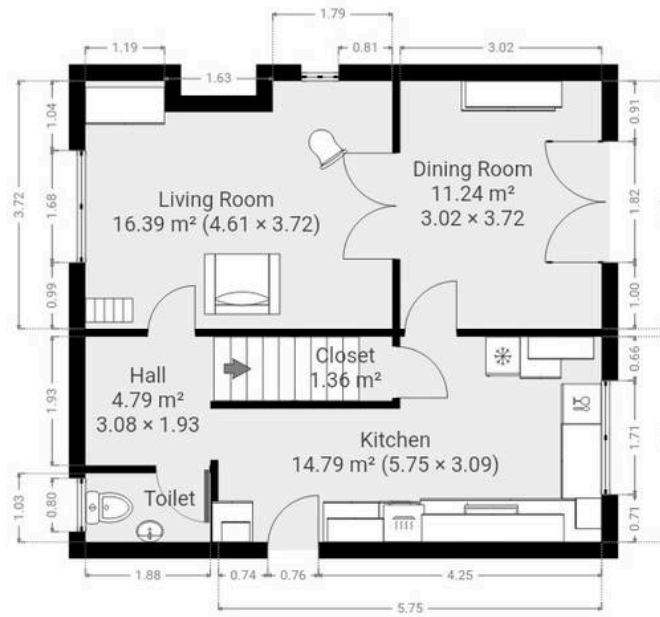
The property sits on a great size plot offering an abundance of off street parking via the long drive to the side of the property. The east facing rear garden has a patio to catch the last of the evening sun, mainly laid to lawn with established borders. A garden shed occupies the space behind the garage.

GARAGE

Double Garage

Large open space with two up and over doors the garage offers power and lights, a window to the side elevation and eaves storage.





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