



3 Bedrooms

Situated in the picturesque village of Pickhill - just a short drive from Thirsk, this well-appointed three-bedroom home combines modern functionality with practical living space across two floors. The village of Pickhill features a historic church, local village primary school and traditional pub, the property also offers access to transport links via the nearby A1(M) and market towns of Bedale and Ripon.

The ground floor opens into an entrance hall leading to a bright dual-aspect living room, a convenient downstairs WC, a fully integrated kitchen/dining room complete with a central island and double doors opening onto the rear garden. Upstairs, the property features a family bathroom and three bedrooms, including a master with en-suite shower room. Externally, the home offers a private walled garden featuring a patio and lawn to rear, alongside a front driveway for two vehicles, an electric vehicle charging point and bin store.

The home further benefits from an efficient air source heat pump system, providing sustainable and eco-friendly heating throughout.

Asking Price:

Rocking Horse Drive

Pickhill,
Thirsk, YO7

£375,000

EPC Rating: B
Council Tax Band: B



Location:

Situated in the desirable village of Pickhill, approximately 6 miles northwest of Thirsk, the property enjoys a quiet rural setting within easy reach of local amenities and transport networks. The village boasts a strong sense of community and features the historic St Joseph's Church, Pickhill CE Primary School, a local children's playground, and the popular Nag's Head country pub and restaurant. Ideally positioned for commuters, Pickhill offers convenient access to the A1(M) motorway, connecting to regional commercial hubs, while the nearby market towns of Thirsk, Bedale, and Ripon provide a wide range of secondary schools, independent shops, supermarkets, and mainline railway links.

Entrance Hall:

3.07 x 2.0

Entered via a main door into a hallway with laminate flooring and a generous under-stairs storage cupboard. Carpeted stairs lead to the first floor, and wooden doors provide access to the living room and kitchen/dining room.

Living Room:

5.94 x 2.94

A light-filled living space featuring carpeted flooring and dual-aspect double-glazed windows.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Kitchen / Dining Room:

6.32 x 4.27

Fitted with a range of built-in kitchen units and a central island with an integrated electric hob, built-in oven, sink, dishwasher, and fridge-freezer. Features laminate flooring, a double-glazed window to the front aspect, double doors leading out to the rear garden, and access to the ground-floor cloakroom.

Cloakroom:

2.0 x 0.9

Equipped with a WC and wash hand basin, finished with tiled flooring.



Landing:

4.25 x 1.5

Carpeted stairs lead to the landing, featuring a double-glazed window, radiator, and access to all three bedrooms and the family bathroom.

Master Bedroom:

4.32 x 4.25

A double bedroom featuring carpeted flooring, a double-glazed window, radiator, and access to an en-suite shower room.

En-suite Shower Room:

1.79 x 1.66

Comprising a bar shower with a glass screen door, WC, wash hand basin, and heated towel rail. Finished with tiled flooring and a double-glazed window.



Bedroom Two:

4.32 x 3.02

Features carpeted flooring, a double-glazed window, radiator, and a built-in storage cupboard.

Bedroom Three:

3.16 x 3.0

Features carpeted flooring, a double-glazed window, and a radiator.

Family Bathroom:

2.57 x 1.67

Fully tiled room equipped with a bathtub with an overhead bar shower and glass screen, WC, wash hand basin, heated towel warmer, and a double-glazed window.

Externally:

The rear features a private garden enclosed by a brick wall with planters. A paved patio steps directly out from the house onto a lawn, complete with an exterior storage shed. To the front, the property includes a driveway with off-road parking for two vehicles, an electric vehicle charging point, and a bin storage cabinet.



Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water, and drainage.

MAINTENANCE / SERVICE CHARGE: No

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway parking for two vehicles

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: Yes

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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 be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

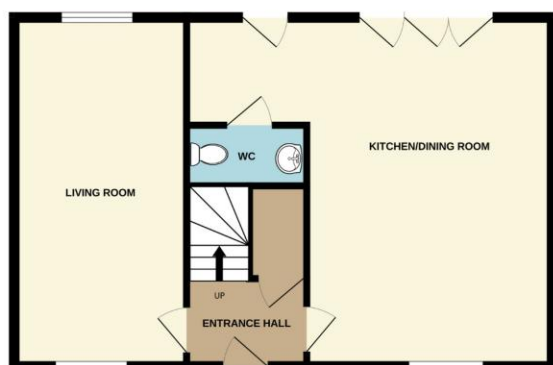
Mortgage & Financial Services:

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 advisor based. 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.

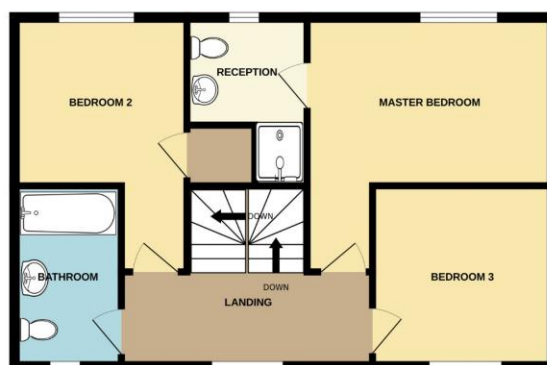
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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.
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Score	Energy rating	Current	Potential
92+	A	88 B	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract