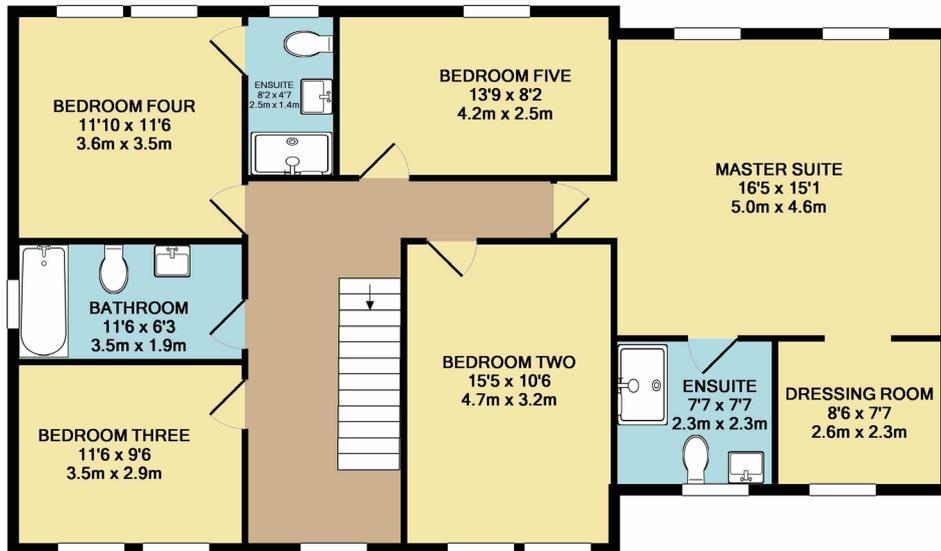


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019

Approximate Floor Area 2,575 sqft

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**14 THE GREEN
PICKHILL
5 BED DETACHED LUXURY HOME
INCLUDING EXTENDED PADDOCK GARDEN**

£625,000

5 DOUBLE BEDROOMS

WALK-IN WARDROBE IN MASTER SUITE

LARGE KITCHEN/DINING/LIVING ROOM

2 FURTHER RECEPTION ROOMS

3 BATHROOMS

UTILITY/BOOT ROOM

1/3 ACRE PLOT WITH PADDOCK LAND

GARAGE

Located on the edge of the village green and adjacent to open countryside, makes this a truly unique development of only five individually designed, detached family homes, each having extended paddock gardens.

Pickhill is a picturesque, North Yorkshire village situated within the A1 corridor with its excellent commuter links, and close to Thirsk, Masham and the cathedral city of Ripon.

The village enjoys a range of facilities including a Church of England primary school, children's playground, village green, Nags Head public house and 12th century church.

Each property has been meticulously designed to offer the best possible use of space, with smart phone compatible central heating, electric garage doors, bi-fold patio doors, double glazing and high quality kitchens and bathrooms.

Benefiting from a 10 year AA rated warranty and far reaching views over open countryside.

APPROXIMATE DISTANCES - YO7 4JL

| | |
|------------------------|------------|
| A1 (M) | 1 mile |
| Thirsk Railway Station | 4 miles |
| Thirsk Centre | 5 miles |
| Ripon Centre | 9 miles |
| Bus Route | 800 metres |
| Leeds/Bradford Airport | 33 miles |

SPECIFICATION

Double glazed timber windows.

Solid oak internal & external doors, including the garage.

Smart phone controlled central heating.

High energy efficiency and insulation values.

Contemporary style wood burning stoves to the living rooms.

En-suite and dressing room to master bedroom.

High quality kitchen cabinets including central island with granite work surfaces and upstands.

Integrated Bosch double oven, Bosch induction hob with extractor, fridge freezer, dishwasher and stainless steel sink unit.

Fitted cabinets and plumbing for washing machine and tumble dryer in utility room.

Brushed steel switches and sockets to the ground floor.

High quality white bathroom suites with tiling to floors and walls.

Bi-folding doors onto the garden.

Landscaped gardens to front and rear.

Indian flagstone patios with timber steps to raised areas.

Intruder alarms & security lighting.

Nest smart heating and Nest CCTV security doorbell.



