

Davis
Lund

Rokesby Place
Thirsk
North Yorkshire
YO7 4EE
Guide Price £450,000





Accommodation

A beautifully finished and extremely spacious three bedroom detached family home, situated on a great size plot and nestled away to the head of a small, quiet cul-de-sac. Located in the highly sought after village of Pickhill, the property enjoys a serene setting, along with delightful front and rear gardens. The house reveals a neutrally decorated interior, feeling spacious and airy throughout.

Pickhill itself offers fantastic commuter links, including ease of access to the A19 and A1M, plus a nationwide rail network, with a train station approximately six miles away. A range of amenities are available close by, served by the neighbouring villages and also Thirsk, which is just a few miles away.

On entering the property, there is a welcoming entrance hall with stairs rising to the first floor, understairs storage and WC. The double aspect living room is generous in size, with bi-fold doors leading to the rear garden and cosy log burning stove. Fitted with a range of modern units, stone countertops, integrated appliances and a breakfast bar, the kitchen/diner makes for a fantastic hub of the home, with ample space for a large dining table. From the kitchen, there is a separate utility room with access to the rear garden, again smartly fitted out. Rising to the first floor, there is a spacious landing, three well-proportioned double bedrooms and the house bathroom. The main bedroom is a great size, with a part tiled modern ensuite shower room, dressing room/walk-in wardrobe and loft access. The bathroom is fully tiled and fitted with a stylish white suite, including a bath with shower and glazed screen over.

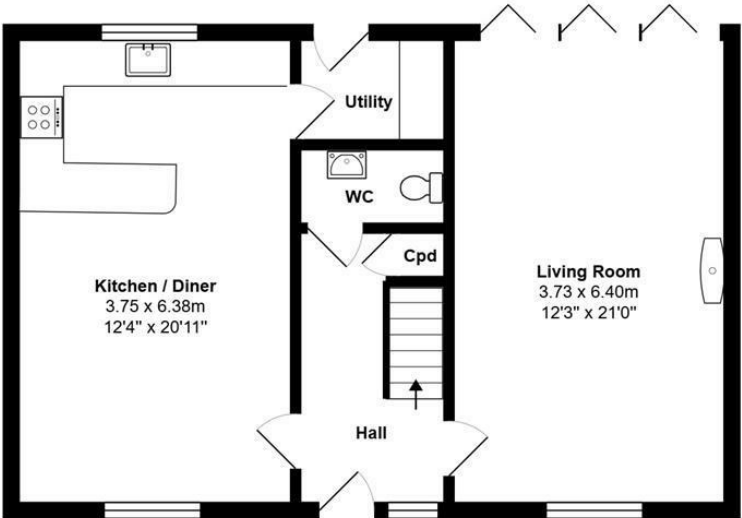
Externally, the front garden is mostly laid to lawn, with a paved pathway leading to the front door. A block paved driveway gives access to the single detached garage with up and over door, whilst providing parking for multiple vehicles. To the rear, the garden is a real suntrap and is fully enclosed, offering a high degree of privacy and ideal for purchasers with pets and children. The garden is mostly laid to lawn, with a raised flowerbeds and a large patio. There is a further decked seating area, complete with a covered pergola, making for an idyllic seating area and perfect for outdoor living and entertaining. The property also benefits from double glazing throughout and oil central heating.

Homes of this quality and finish are rare to market, especially in such a convenient and sought after location, an early viewing is advised on this beautiful family home.

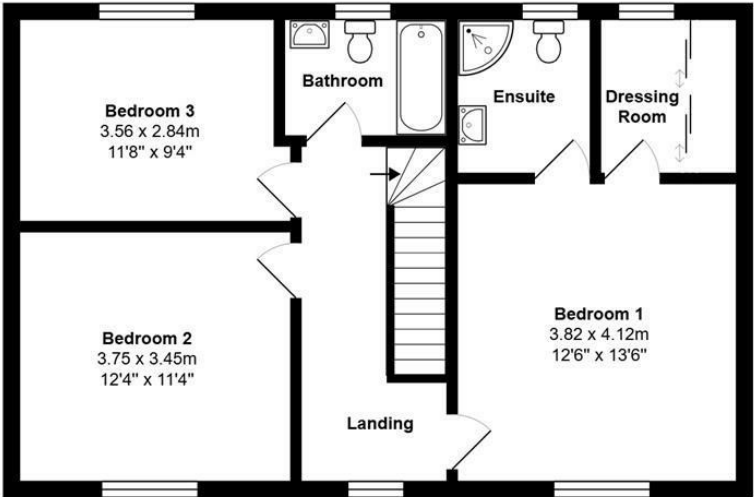




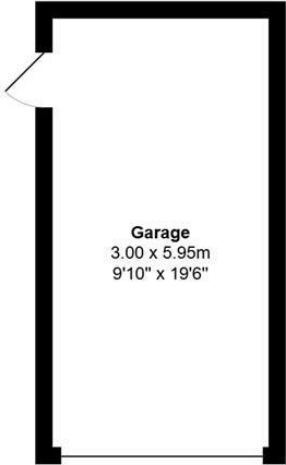
Floorplan



Ground Floor



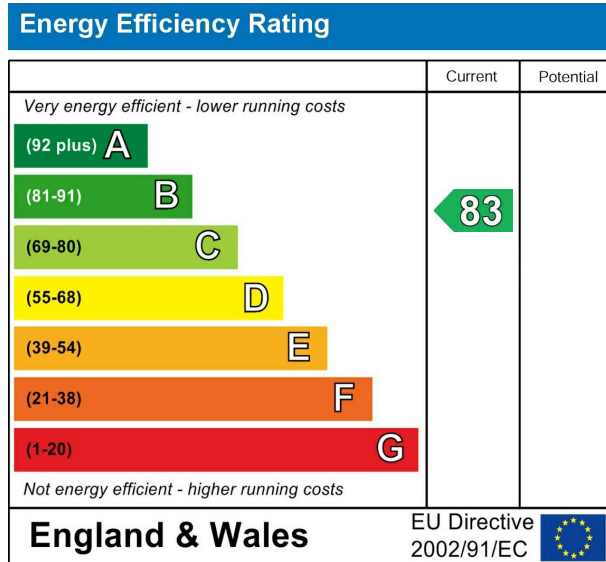
First Floor



Garage



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

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