

5 STATION LANE
BURTON LEONARD
HG3 3RU



NICHOLLS
TYREMAN

5 STATION LANE | BURTON LEONARD | HARROGATE | HG3 3RU

This beautifully extended four-bedroom brick built, semi-detached family home offers spacious, versatile living in the heart of the desirable village of Burton Leonard

Living Room | Dining Room | Breakfast Kitchen | Ground Floor Shower Room

Four Bedrooms | Bathroom | Play Area

Gardens | Detached Garage

Council Tax: E | Energy Rating: TBC | Tenure: Freehold

£450,000





Thoughtfully extended over three storeys, the property creates a flexible family home with four double bedrooms, including a generous loft bedroom complete with useful storage and excellent potential as a children's play area. A large family bathroom features a separate bath and shower, complemented by a convenient downstairs wc and shower room.

Downstairs, the spacious layout includes a well equipped kitchen with French doors opening directly onto the garden. Externally, the property benefits from a detached single garage and driveway parking, together with attractive lawned gardens with flower borders, enjoying far reaching open views across the countryside with delightful glimpses of Ripon Cathedral.

The home also benefits from solar panels, offering excellent energy efficiency.

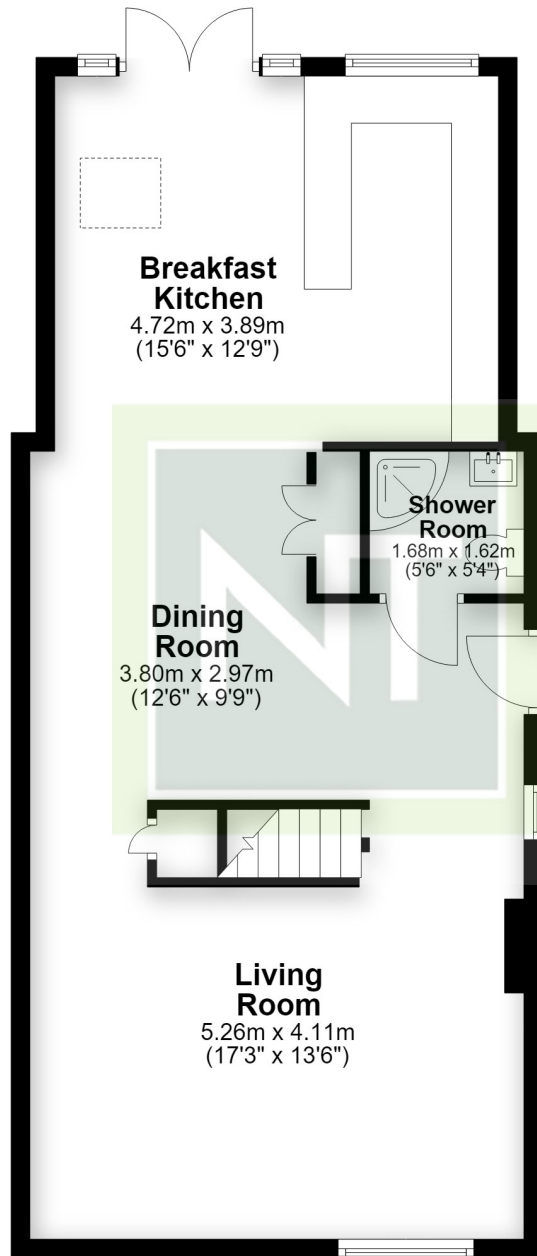
Burton Leonard is a picturesque and thriving North Yorkshire village with a strong community spirit. Residents enjoy excellent local amenities including the welcoming Royal Oak pub, village store and Post Office, outstanding-rated primary school, sports facilities, and an active village hall hosting yoga, pilates, art classes and regular community events. The location is highly convenient — approximately 6 miles from historic Ripon and around 9 miles from vibrant Harrogate, with good road links to the A1(M).

A wonderful opportunity to secure a spacious extended family home with driveway parking in a sought after village setting.

Early viewing recommended.



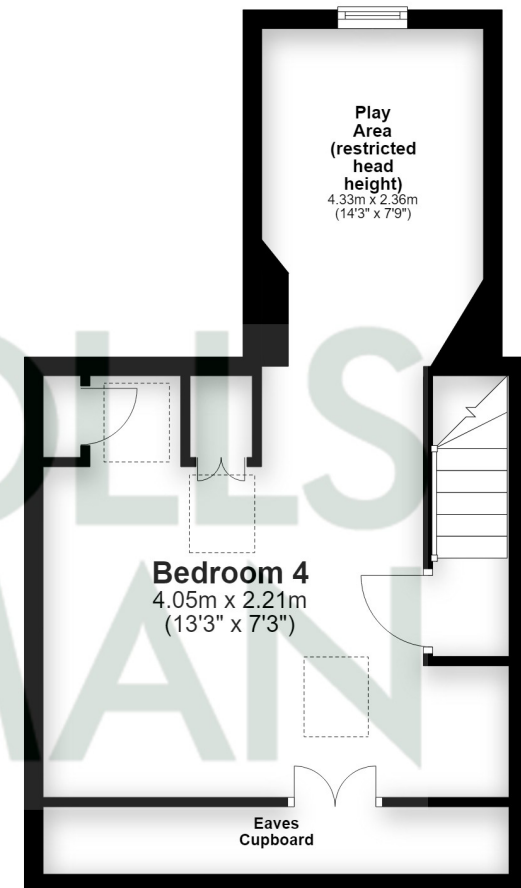
Ground Floor



First Floor



Second Floor



Total area: approx. 141.2 sq. metres (1520.1 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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