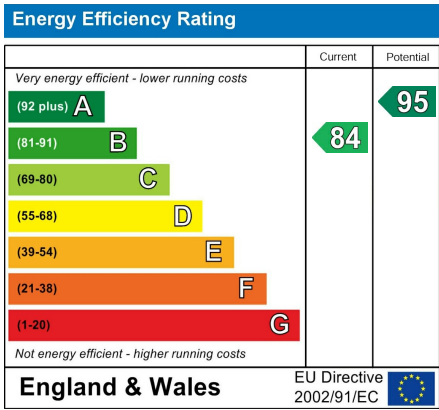


Floor Plan



Energy Performance Certificate



Directions

From Ripon Road proceed into the village of Burton Leonard and onto Station Lane. Continue past the village shop onto Mill Lane where the property will be easily found on your left hand side clearly marked by a Hopkinsons For Sale Board.

Council Tax Band D Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£375,000

2 St Leonards Row, Burton Leonard, HG3 3SG 3 Bedroom Cottage

A beautifully presented stone fronted cottage offering spacious accommodation throughout, private garden, two allocated parking spaces and benefitting from a superb location in the ever popular village of Burton Leonard.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating and double glazing throughout the living accommodation comprises; lounge with bespoke fitted shutters, stunning open plan living dining kitchen with bi folding doors leading out into the garden which offers a fantastic entertaining space. The kitchen has quartz worktops, induction hob, integrated appliances including AEG oven, AEG microwave oven, Bosch Dishwasher and washing machine, fridge and freezer and additional storage cupboards. There is also a downstairs w/c with sensor lighting.

On the first floor the landing leads to a fantastic Master bedroom with ensuite shower room with walk in shower, w/c and hand basin, second double bedroom, good sized third bedroom and modern house bathroom with shower over the bath, w/c and hand basin. There is also a loft space which could be utilised for further storage.

Outside to the front of the property is an iron gate with a path through a courtyard garden to the front door. An archway leads to the rear where there are two allocated parking spaces with an electric car charging point. There is a delightful rear garden which is fully enclosed and includes a patio area, well stocked flower border, lawn and a very useful garden shed.

Burton Leonard is a very popular village situated between Harrogate and Ripon with a fantastic village shop and Post Office, pub, church and a variety of sports clubs.

