

Floor Plan



Energy Performance Certificate



Directions

On entering the village of Burton Leonard from the Harrogate to Ripon Road just before the village shop turn right on to the Copgrove Road and the property is easily found to the right next to the Royal Oak pub.

Council Tax Band 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.



£465,000

1 Royal Oak Cottages, Burton Leonard, Yorkshire, HG3 3SL 4 Bedroom Cottage - Terraced

A stunning and very spacious four bedroom character cottage with a paved garden located in the heart of this most popular village between Harrogate and Ripon. No onward chain.



HOPKINSONS

E S T A T E A G E N T S

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

Description

1 Royal Oak Cottages is a character cottage that has been extended and greatly improved by the current owners to provide beautifully presented accommodation arranged over three levels.

On the ground floor there is a spacious lounge with an attractive fireplace. There is a comfortable snug and a stylish modern dining kitchen with concealed utility area.

At first floor there is a master bedroom with a recently updated luxury ensuite bathroom. There are two further bedrooms and a spacious study area to the landing.

Additionally there is a recently updated house shower room.

There are two further double bedrooms on the second floor and a bathroom with shower over the bath.

Outside there is an attractive paved garden to the front and a private low maintenance patio and a spacious outhouse at the rear.

The charming property is position close to the Village Green in the heart of this ever popular village, which is surrounded by stunning countryside and well-placed without requiring access to Harrogate, Ripon and Boroughbridge.

The village offers a public house (which is next door!) , a post office, general store, primary school, cricket club and Village Hall

