



VERITY
FREARSON

NORCROFT, 2 PETER LANE, BURTON LEONARD, HARROGATE, HG3 3RZ

GUIDE PRICE £575,000

NORCROFT, 2 PETER LANE,

Burton Leonard, Harrogate, HG3 3RZ

A handsome four-bedroom red-brick double-fronted detached period cottage with a large garden occupying a peaceful position at the very heart of this delightful and much-favoured village, with beautiful countryside vista to the front and most private, large rear garden.

This attractive cottage provides excellent accommodation along with the potential to enlarge and develop, subject to the necessary consents, and with the benefit of double glazing and central heating briefly comprises - porch, through sitting room with doors to the raised sun terrace, dining room and kitchen. To the first floor, there are four bedrooms and house bathroom. To the front is a charming garden with sweeping cobbled stone path. A crunch gravelled drive provides access to the rear garden. To the rear is a delightful, well-stocked and incredibly private garden with large lawned areas, mature trees, deeply planted borders and large shed. There is also additional access to the bottom of the garden.



2 Reception Rooms · Kitchen

4 Bedrooms · Bathroom

Off-Road Parking · Generous Lawned Gardens







ACCOMMODATION

GROUND FLOOR **ENTRANCE HALL**

SITTING ROOM

A spacious reception room with window to front and side and glazed doors lead to the garden. Attractive stone fireplace.

DINING ROOM

A further reception room with window to front fitted cabinets and shelving and attractive fireplace.

KITCHEN

With a range of wall and base units with worktops and breakfast bar. Space and plumbing for fridge, washing machine and dishwasher. Window to rear and glazed door leads to the garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front, fitted wardrobes and ornamental fireplace.

BEDROOM 2

A further double bedroom with window to front, fitted wardrobes and ornamental fireplace.

BEDROOM 3

A further good-sized bedroom with window to rear overlooking the garden.

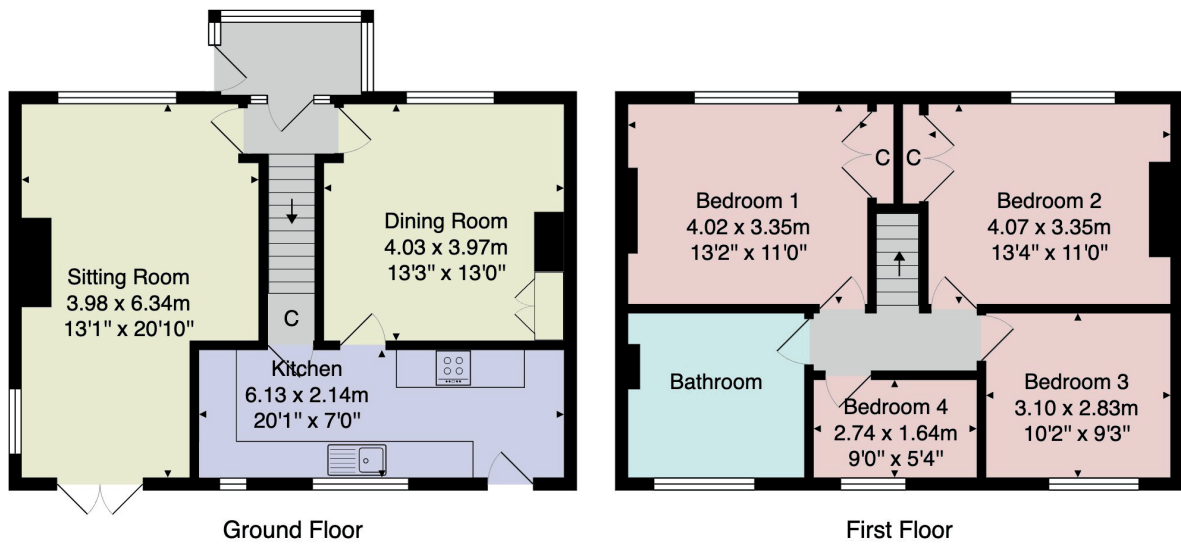
BEDROOM 4

A further good-sized bedroom with window to rear.

BATHROOM

A white suite with WC, washbasin, bath with shower attachment, and large shower cubicle. Window to rear.

FLOOR PLAN



Total Area: 117.5 m² ... 1264 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

The property occupies a particularly generous plot with a good-sized and attractive lawned garden to the rear of the property with mature borders and large paved terrace. A drive to the side of the property provides off-road parking.

Location

The property occupies a central position in the popular village of Burton Leonard which supports a thriving community with post office/general store, primary school, parish church, public houses and recreational facilities. The area is considered suitable for the commuter as easy access can be gained to the A1(M) linking with the region's motorway network and the larger local commercial centres.

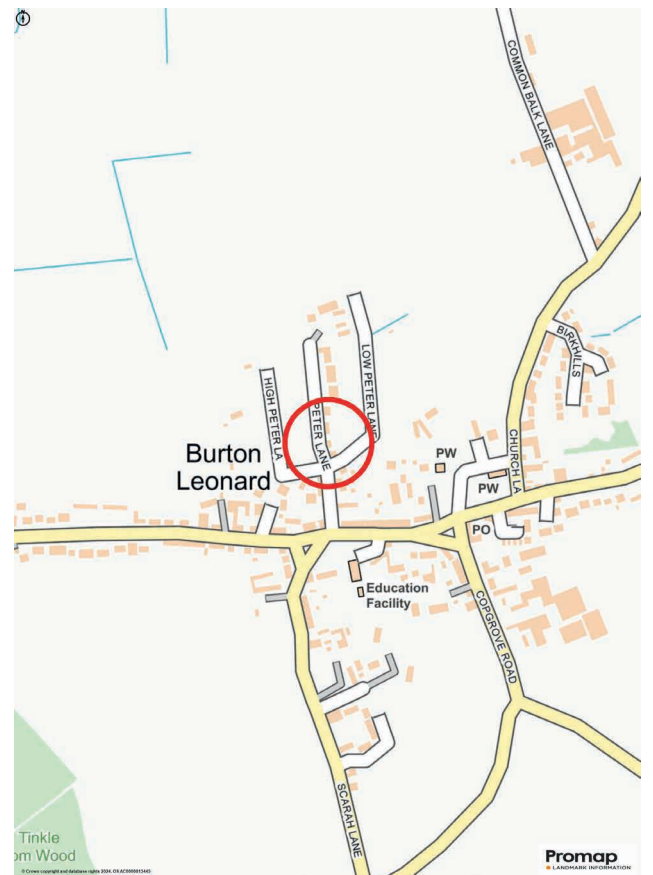
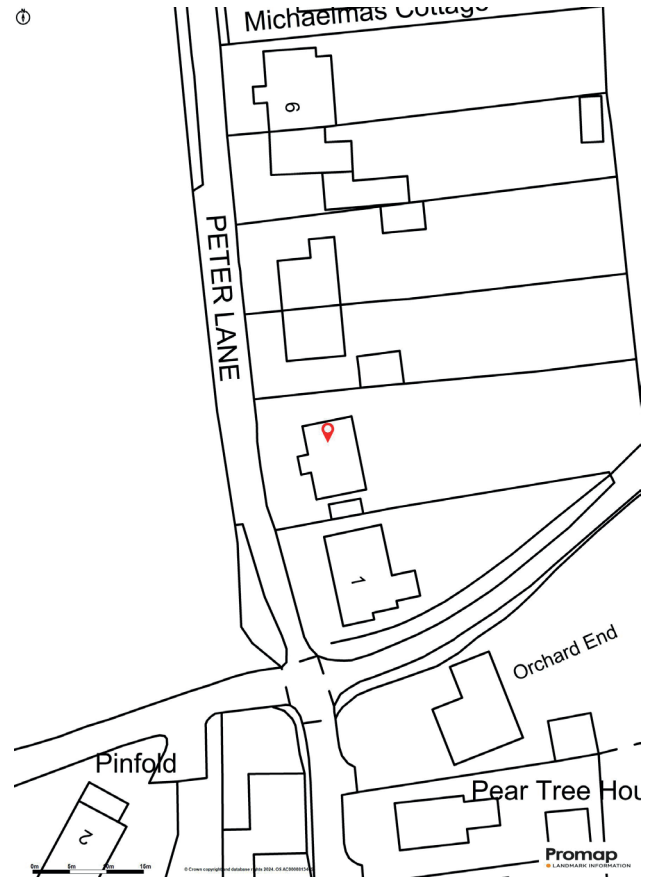
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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