



2 Church Lane, Burton Leonard, Harrogate, HG3 3SD

£250,000

Offers Over

2 Church Lane, Burton Leonard, Harrogate, HG3 3SD

A beautifully presented two-bedroom cottage situated in the heart of his popular village, well served by excellent village amenities.

This super property has been fully modernised and updated by the current owners to provide stylish and well-presented accommodation, with a sitting room, dining kitchen and shower room on the ground floor together with two double bedrooms and a second shower room on the first floor. To the rear of the property there is a useful outhouse which has plumbing for utilities. Please note that parking is on the street only, on a nearby street, and there is no dedicated outside space with the property.

Burton Leonard is a popular and well-regarded village with a thriving community and well served by excellent amenities including a primary school, village greens, post office / general store, public house and sports fields.





GROUND FLOOR

SITTING ROOM

A cosy reception room with window to front and wood-burning stove. Fitted shelving and cabinets.



DINING KITCHEN

With a spacious dining area, oak flooring and window to front. The kitchen comprises a range of quality wall and base units with oak worktop, induction hob and integrated oven and space for a fridge and integrated dishwasher.

SHOWER ROOM

A modern white suite with WC, wash basin and large walk-in shower. Fully tiled walls and floor and window to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further double bedroom with window to front.

SHOWER ROOM

A modern white suite with WC, washbasin set with a vanity unit, and large walk-in shower. Heated towel rail and fully tiled walls and floor.

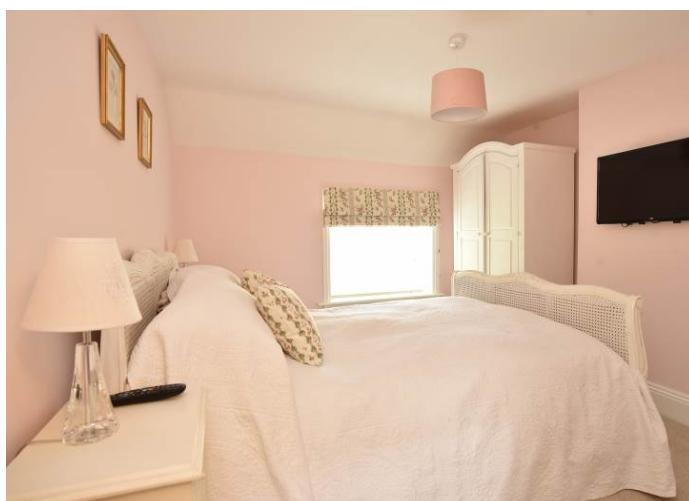
OUTSIDE

To the rear of the property there is a separate outbuilding which has services for utility appliances and provides a useful storage area.

Parking is on the street only, on one of the adjacent streets. There is no dedicated outside space with the property.

Tenure - Freehold

Council Tax Band - C





Total Area: 65.3 m² ... 703 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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Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	
(70-80) C			86
(59-54) D			
(39-33) E			
(21-33) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			