

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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

**£250,000**

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**



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

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

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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.

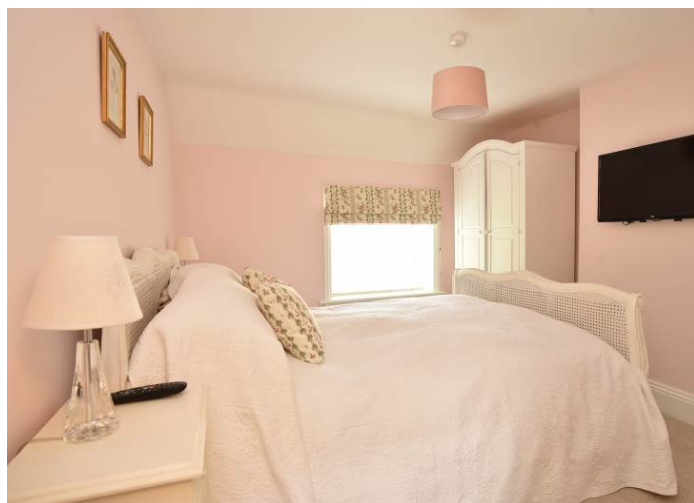
## **OUTSIDE**

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 m<sup>2</sup> ... 703 ft<sup>2</sup>

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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