



3 Station Lane, Burton Leonard, Harrogate, HG3 3RU

£425,000

Guide Price

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A beautifully presented four-bedroomed semidetached house enjoying delightful views over the surrounding countryside, situated in the heart of this popular village.

The generous accommodation comprises the sitting room, together with a modern kitchen and further dining / family room with glazed doors leading to the attractive garden. Upstairs, there are four bedrooms, a bathroom and shower room. The property has a very good-sized garden which enjoys spectacular views over the surrounding countryside.

Burton Leonard is a beautiful and welcoming village with a thriving community including many cultural, social and sporting activities throughout the year. There are wonderful country walks and rides along the network of footpaths and bridleways. It is well served with village greens, post office / general store, public house, immaculate sports fields, playground, village halls, and the church. The village primary school, rated outstanding by OFSTED, is a three-minute walk away, and Burton Leonard is in the catchment area of Ripon Grammar School. There are excellent road and rail connections for local and national destinations. The fashionable spa town of Harrogate, the cathedral city of Ripon, Knaresborough and Boroughbridge are all within a 10-15 minute drive, the A1(M) is within five miles, and Leeds and York are within daily commuting distance.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room.

KITCHEN

With a range of modern fitted units with granite worktops, Belfast sink and space for appliances. Glazed door leads to the garden.

DINING / FAMILY ROOM

Providing a dining area and further sitting area with glazed double doors leading to the garden.

FIRST FLOOR

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail. Tiled walls and floor.

BEDROOMS

There are three bedrooms on the first floor, two of which are large double bedrooms.

SECOND FLOOR

MASTER BEDROOM

There is a large double bedroom on the top floor with a window to the rear with delightful views over the surrounding countryside.

SHOWER ROOM

A white suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

OUTSIDE

Driveway provides parking. To the rear of the property there is a large lawn garden with paved sitting areas and detached single garage with full electrics. The garden enjoys delightful views over the surrounding countryside.

Tenure - Freehold

Council Tax Band - D





Total Area: 117.0 m² ... 1259 ft²

All measurements are approximate and for display purposes only.
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