



VERITY
FREARSON

2 HYMAS COURT, BURTON LEONARD, HG3 3FE

£550,000

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Burton Leonard, HG3 3FE

A beautifully presented and very spacious three-bedroom detached home with attractive garden and integral garage, situated within this desirable village located between Harrogate and Ripon.

This impressive modern home forms part of a popular new development built by Wharfedale Homes in the heart of Burton Leonard. The property is appointed to a high standard with high-quality and stylish fittings. On the ground floor there is a spacious sitting room, a stunning open-plan dining kitchen with quality fittings and bi-folding doors leading to the garden, a separate utility room and downstairs WC. On the first floor there are three large double bedrooms, a modern bathroom and en-suite shower room. A driveway provides parking and leads to an integral garage. To the front there is a lawn and planted borders, to the rear of the property there is an attractive and good-sized garden with lawn, patio and planted borders.



Sitting Room · Dining Kitchen · Utility · Cloakroom

3 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Landscaped Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with windows to two sides.

CLOAKROOM

With WC and washbasin.

DINING KITCHEN

A stylish fitted kitchen with a range of modern wall and base units. Integrated Bosch appliances, including induction hob, double oven and microwave, dishwasher, fridge/freezer and wine fridge. Quartz worktops.

UTILITY ROOM

With fitted units, quartz worktop and sink. Space and plumbing for washing machine and tumble dryer. Under stairs cupboard. Access to integral garage.

FIRST FLOOR

CUPBOARD

Providing large shelved storage.

BEDROOM 1

A double bedroom with built-in wardrobe and en-suite.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

A double bedroom.

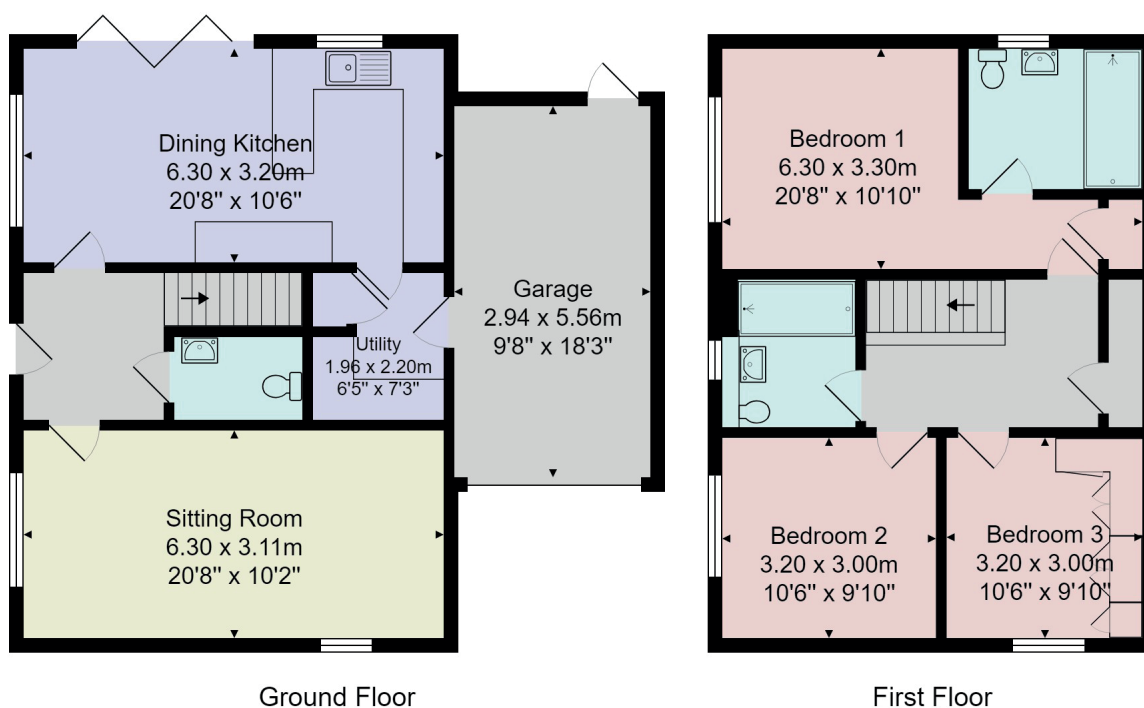
BEDROOM 3

A further double bedroom with fitted wardrobes. Currently used as a dressing room.

BATHROOM

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

FLOOR PLAN



Ground Floor

First Floor

Total Area: 128.5 m² ... 1383 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

A drive provides parking and leads to an integral garage which has an electric door, light and power and storage above. To the front there is a lawn and planted borders. The rear of the property is fully enclosed, with attractive rear boundary wall, landscaped garden with lawn, patio, planted borders, pergola, and timber garden shed. There is an outside tap and electrical sockets.

Position

Burton Leonard is a beautiful village surrounded by countryside located between Harrogate and Ripon. Set around a village green the village has local amenities which include a shop, post office, primary school, pub, popular cricket club, tennis club, bowls club and village hall. There are regular buses to Harrogate and Ripon, where an excellent range of additional amenities are on offer in both towns.

Agent's Note

This modern property was constructed approximately 2.5 years ago by Wharfedale Homes and is sold with a reminder of a 10-year NHBC guarantee.

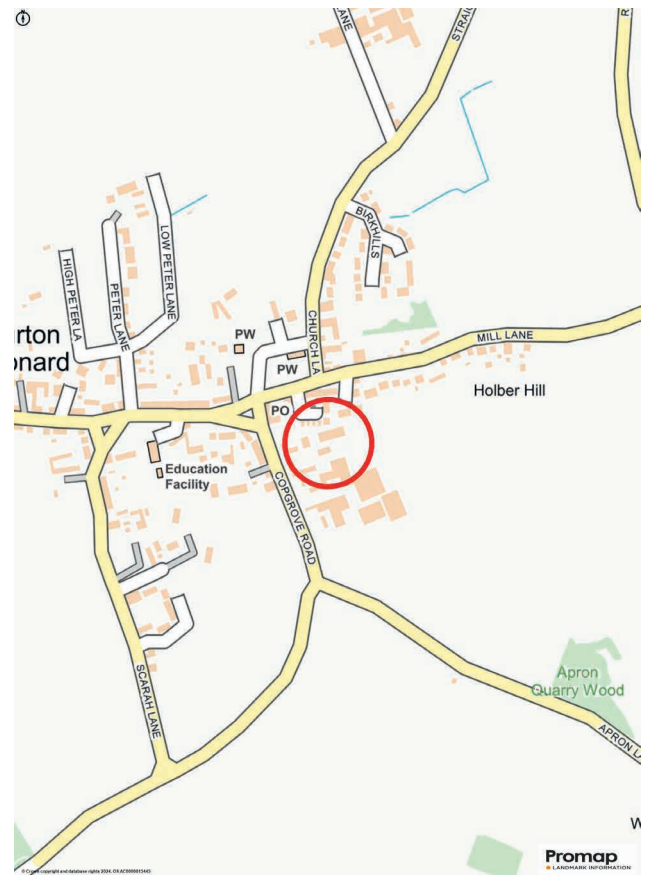
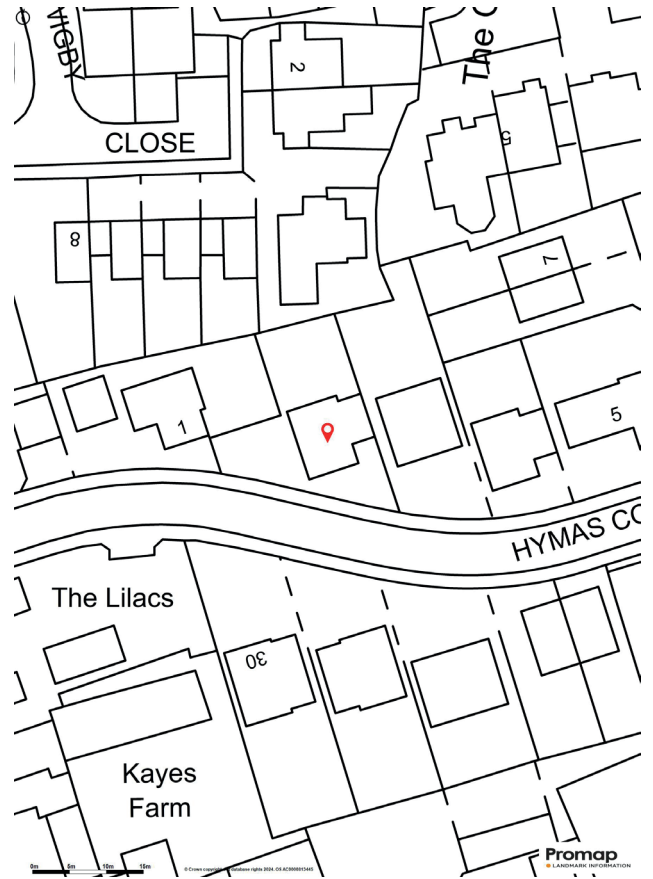
The property has the benefit of a Smart gas central heating system.

Services

All mains services connected.

Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Harrogate

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