



VERITY
FREARSON

9 PETER LANE, BURTON LEONARD, HG3 3RZ

£800,000

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Burton Leonard, HG3 3RZ

A most impressive four-bedroom detached bungalow occupying a generous plot and situated in this delightful village position overlooking the surrounding countryside.

This substantial bungalow provides generous and flexible accommodation with a spacious reception hallway which leads to the large sitting room and living area. There is also a separate dining room, garden room overlooking the garden, well-equipped kitchen, four good-sized bedrooms, bathroom, en-suite shower room, utility room and cloakroom.

A particular feature of the property is the generous level plot with private and very good-sized, attractive gardens to the side and rear, and a driveway to the front providing ample parking and leading to an integral double garage. The property enjoys lovely aspects over the adjoining countryside and is situated down a quiet, private lane in the heart of the popular village of Burton Leonard, which is well served by excellent amenities including public house, post office / shop, primary school, church, sports field and children's playground. Burton Leonard is conveniently situated between Harrogate and Ripon.



Sitting Room · Garden Room · Dining Room · Cloakroom · Kitchen · Utility Room

4 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Double Garage · Generous Plot · Summerhouse







ACCOMMODATION

RECEPTION HALL

A large reception hall with various fitted cupboards.

SITTING ROOM

A spacious reception room with bay window and wood-burning stove. Glazed doors lead to the garden room.

GARDEN ROOM

Providing a further large sitting area with windows and glazed doors overlooking the garden.

DINING ROOM

A further reception room with windows overlooking the garden.

CLOAKROOM

With WC and washbasin.

KITCHEN

With a range of fitted units with electric hob, double oven and space for appliances.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for appliances. A door leads to the integral garage.

BEDROOM 1

A large double bedroom with windows overlooking the garden.

EN-SUITE SHOWER ROOM

With WC, twin washbasins set within a vanity unit, and shower.

BATHROOM

A white suite comprising WC, washbasin, bath and shower.

BEDROOM 2

A further double bedroom.

BEDROOM 3

A double bedroom with fitted cupboards and shelving.

BEDROOM 4

A further bedroom or office.

FLOOR PLAN



Total Area: 265.5 m² ... 2858 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 driveway provides ample parking and leads to a large integral double garage with light, power and electric doors. The property occupies a generous plot, having very good-sized, attractive gardens around the property, with extensive lawned garden with planted shrubs, fruit trees, summerhouse and well-stocked planted borders. Various garden sheds provide useful storage space and there is a greenhouse.

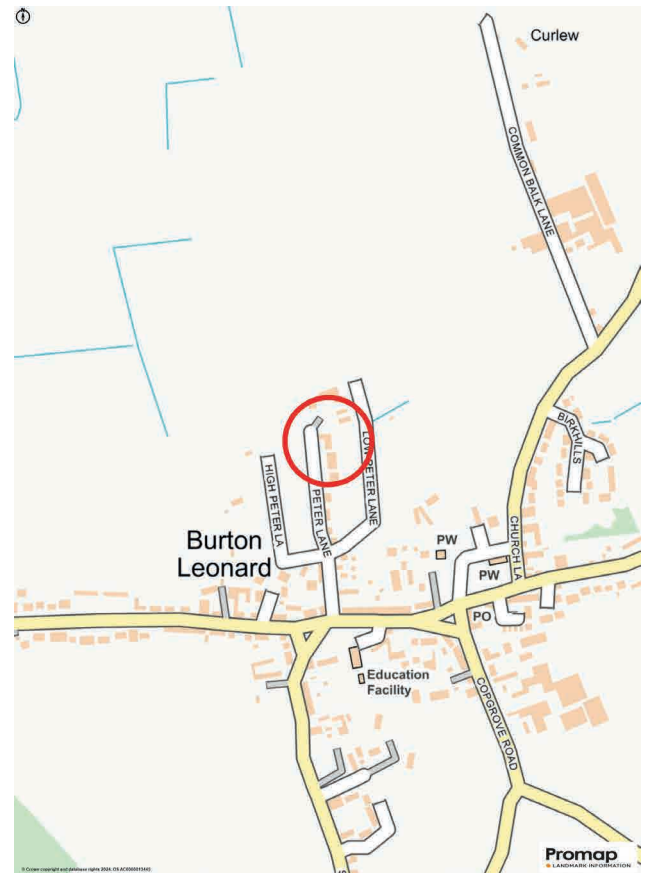
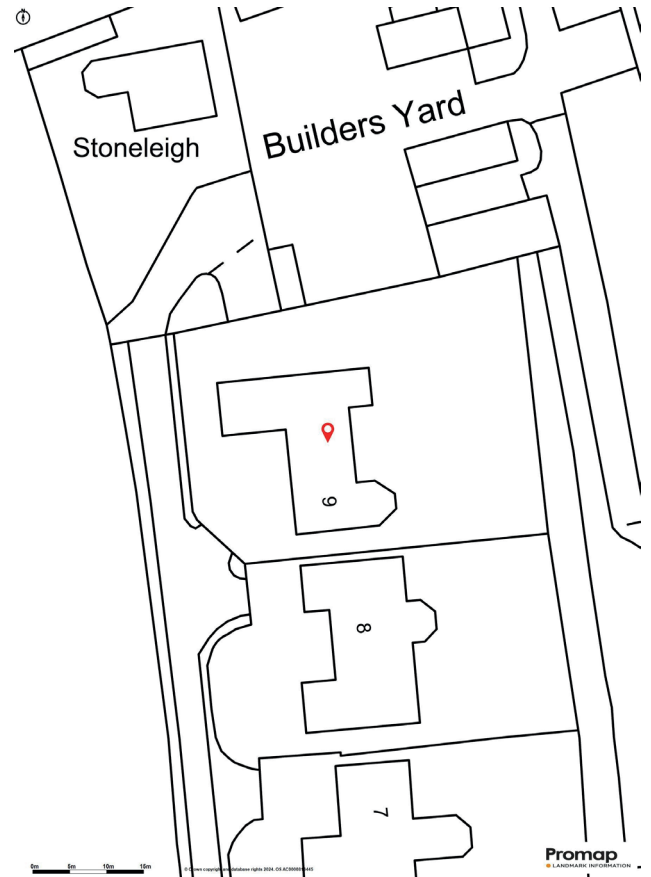
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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