



VERITY
FREARSON

18 HYMAS COURT, BURTON LEONARD, HARROGATE, HG3 3FE

OFFERS OVER £600,000

18 HYMAS COURT, BURTON LEONARD,

Harrogate, HG3 3FE

A beautifully presented and very spacious five-bedroom detached home with attractive south-facing garden having a delightful open aspect over countryside, situated within this desirable village located between Harrogate and Ripon.

This impressive modern home has been upgraded and improved by the current owners to now provide stunning, high-quality accommodation and forms part of a popular new development built by Wharfedale Homes in the heart of Burton Leonard. On the ground floor there is a spacious sitting room, a stunning open-plan dining kitchen with quality newly fitted kitchen fittings and bi-folding doors leading to the garden, a separate pantry area and cloakroom. The garage has been separated into a useful storage area, which can be accessed from the house and a large utility room. On the first floor there are four large double bedrooms, a single room / study, modern bathroom and two en-suite shower rooms.

A driveway provides parking and leads to an integral garage / store. To the front there is a garden and to the rear of the property there is a good-sized south-facing garden with lawn, patio and planted borders enjoying an open aspect over adjoining countryside.

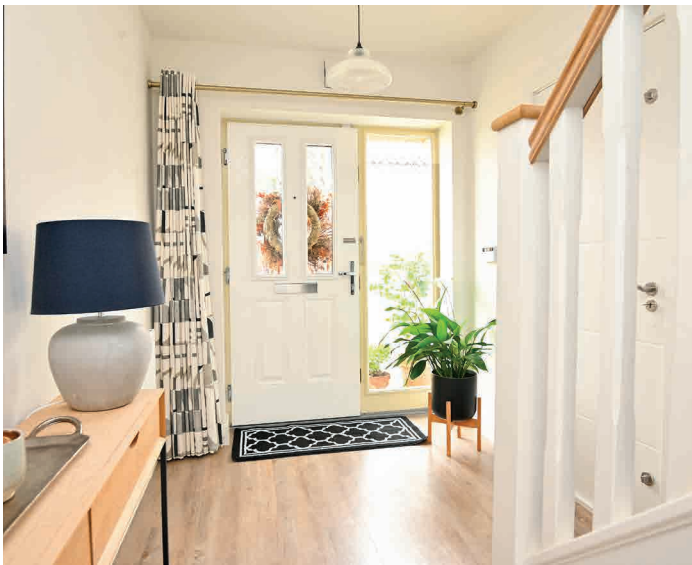


Sitting Room · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suite Shower Rooms · Bathroom

Off-Road Parking · Garage · South-Facing Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A welcoming reception hall with Karndean flooring which continues throughout the entire ground floor.

SITTING ROOM

A spacious reception room.

DINING KITCHEN

With spacious dining area and glazed bi-folding doors leading to the garden. The modern kitchen has been newly fitted by the current owners and comprises a range of stylish fitted units with marble worktop and integrated appliances, including Bora induction hob with integrated extraction, Smeg 90cm electric oven, dishwasher and fridge. There is also a Quooker boiling-water tap. Access to a further kitchen / pantry area with a further range of quality fitted units, oak worktop, Belfast sink and integrated freezer.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

The garage has been divided to create a storage area to the front and a large utility room to the rear with fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Under-floor heating.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

A double bedroom with fitted wardrobes and ensuite.

EN-SUITE SHOWER ROOM

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

BEDROOM 3

Double bedroom with fitted wardrobes.

BEDROOM 4

A further double bedroom.

BEDROOM 5 / STUDY

A further single bedroom or study.

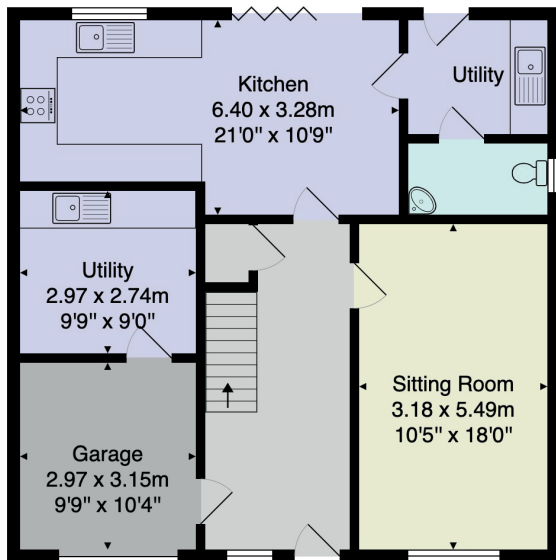
BATHROOM

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

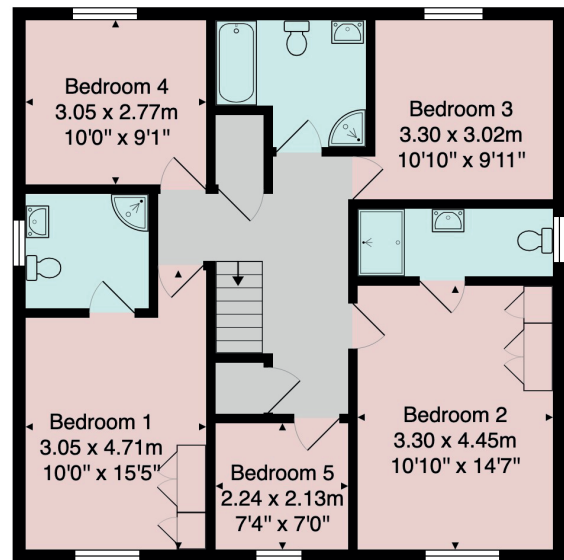
LOFT

A loft hatch with pull-down ladder leads to a boarded storage area with electric light.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 159.1 m² ... 1713 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 block-paved drive provides parking and leads to a garage / store with electrically-operated door. To the rear of the property, there is an attractive south facing garden with lawn, patio, garden lighting and planted borders, enjoying a delightful open outlook over the surrounding countryside.

Location

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.

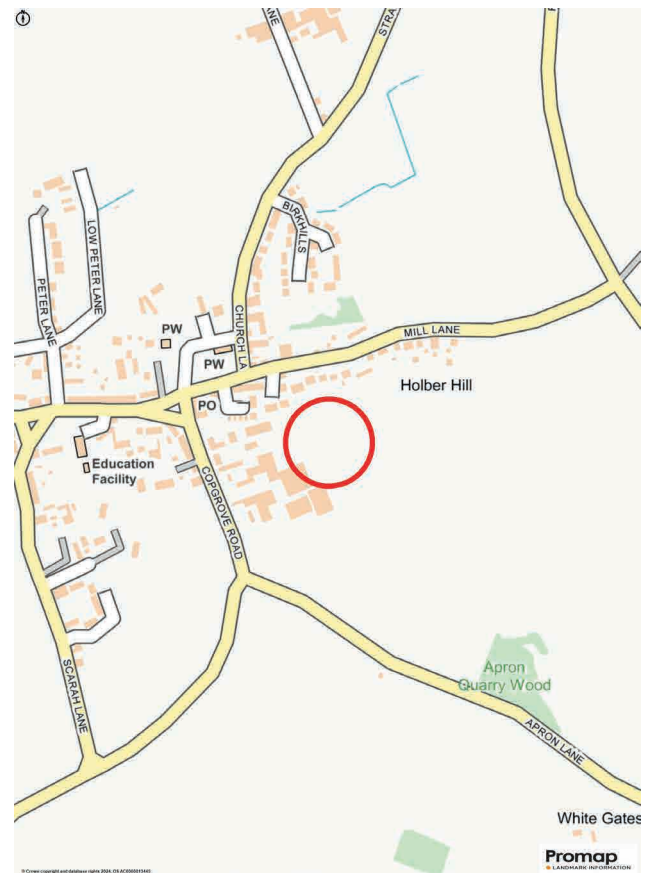
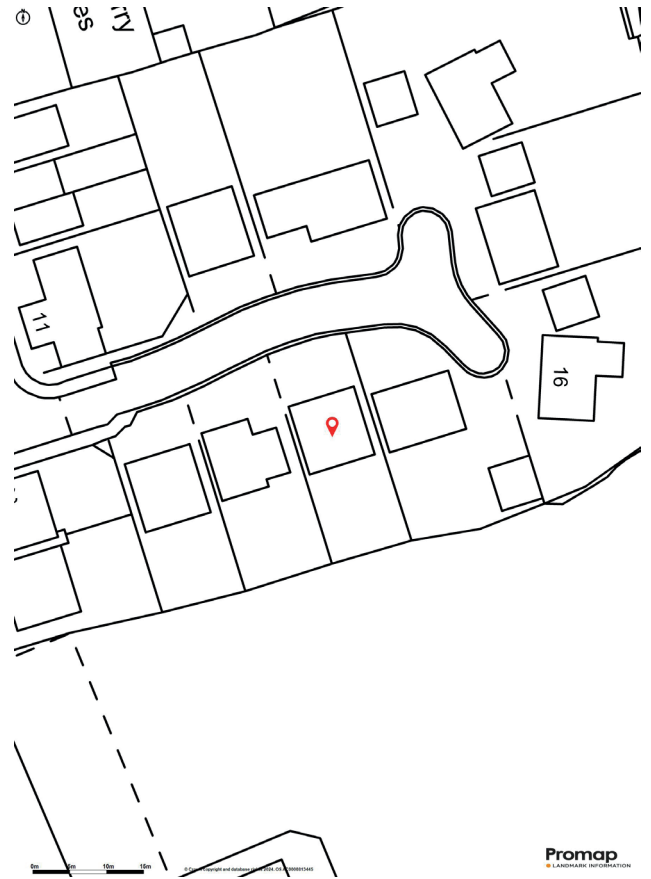
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	84 → 93
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

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