



**Roker Villa , Burton Leonard, Harrogate, HG3 3RW**

**£450,000**

Offers Over



## Roker Villa, Burton Leonard, Harrogate, HG3 3RW

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A characterful four-bedroomed link-detached house in a unique position situated in the heart of this much sought-after village.

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This beautifully renovated home is believed to date back over 200 years and reveals much charm and character with brick fire places, log burning stove and exposed beams. The accommodation is arranged over four floors and features a bespoke open-plan dining kitchen and reception room, a useful utility room and home office on the lower ground floor and four good sized bedrooms on the upper floors, including a house bathroom and an en-suite shower room serving the master bedroom.

The property is situated overlooking the green in the heart of this popular village, surrounded by beautiful countryside and well placed for those requiring easy access to Harrogate, Knaresborough, Ripon and Boroughbridge. Village amenities include post office, general store, primary school and village hall.





## **GROUND FLOOR**

### **ENTRANCE HALL**

Stairs to the first floor, doors to lead to -

### **LOUNGE**

Solid wood flooring, feature fireplace, radiator, two upvc double glazed windows.

### **BESPOKE OPEN-PLAN DINING KITCHEN**

Range of wall and base units with worktop surfaces over, one and a half sink and drainer unit. With range cooker, integrated dishwasher, breakfast bar, upvc double glazed window, door leading to the rear garden and stairs leading to the lower ground floor.

### **DINING AREA**

Feature fireplace with inset log burner, upvc double glazed window, tiled floor, storage cupboards, open through to the kitchen / breakfast room

### **LOWER GROUND FLOOR**

Stairs lead down to -

### **UTILITY ROOM**

Underfloor heating, tiled flooring, ample storage cupboards, plumbing for washing machine and dryer.

### **STUDY / PLAYROOM**

Built in desk, storage cupboards and shelving, window.

## **FIRST FLOOR**

### **BEDROOM 2**

Built in wardrobes and cupboard, upvc double glazed window, radiator.

### **BEDROOM 3**

Space for wardrobe, radiator, upvc double glazed window.

### **BEDROOM 4**

Upvc double glazed window, radiator.

### **BATHROOM**

Panelled bath with shower above and screen adjacent, WC and vanity unit with twin washbasins. Fully tiled, chrome ladder-style heated towel rail and uPVC double-glazed window to rear.

## **SECOND FLOOR**

### **MASTER BEDROOM**

Storage to eaves, Velux window, door through to the en-suite, built in book case.

### **EN-SUITE**

Walk in spacious shower, low level w.c. with hidden cistern, wash basin, tiled walls, Velux window.

### **OUTSIDE**

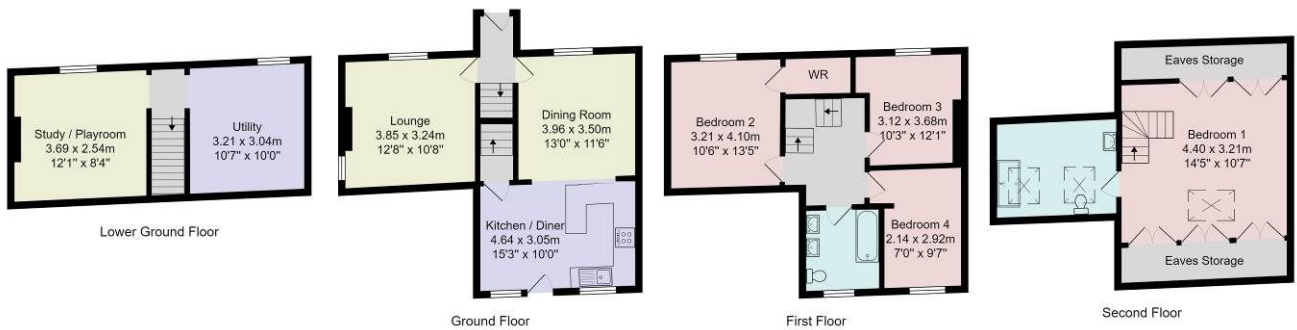
To the rear there is an enclosed landscaped garden mainly laid to lawn with patio, fencing and stone wall to perimeters and storage shed.

### **SERVICES**

Oil-fired central heating

**Council Tax Band - D**





Total Area: 144.9 m<sup>2</sup> ... 1560 ft<sup>2</sup> (excluding eaves storage)  
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