

**D**avis  
**L**und

Burton Leonard  
Harrogate  
North Yorkshire  
HG3 3RY

Guide Price £367,500





## **Accommodation**

An attractive four bedroom mid terraced house, meticulously maintained throughout and revealing some lovely features, whilst also enjoying a delightful open aspect to the rear.

Located in the highly sought after village of Burton Leonard, the property is ideally placed between Ripon and Harrogate, whilst access to the A1(M) is also available approximately five miles away and rail networks are accessible from Harrogate and Knaresborough, making the location ideal for commuters. Burton Leonard itself offers a thriving community and it is well serviced, with a post office/general store, church, primary school, village hall, public house and a number of sports/recreational facilities.

On the ground floor there is an entrance porch and inner hallway with stairs rising to the first floor. A double aspect living room offers an attractive fireplace with a Chesney's cast iron wood burning stove, whilst double doors lead to the rear garden. A good size kitchen/diner is fitted with a range of shaker style units with composite sink and swan neck tap, which complement the Fired Earth floor tiles and tiled splashbacks. There is useful under-stairs storage, a rear access stable door and a further storage cupboard, housing the Worcester Bosch gas central heating boiler, also offering space for a vented tumble dryer. To the first floor there is a landing with loft access hatch (insulated with a drop down ladder and lighting), four good size bedrooms, two of which have fitted storage and the well equipped house bathroom, fitted with a white Burlington suite including a Bette cast iron bath with glazed screen and rain shower over, plus a Fired Earth tiled floor and splashbacks. The house also features uPVC double glazed windows and doors throughout.

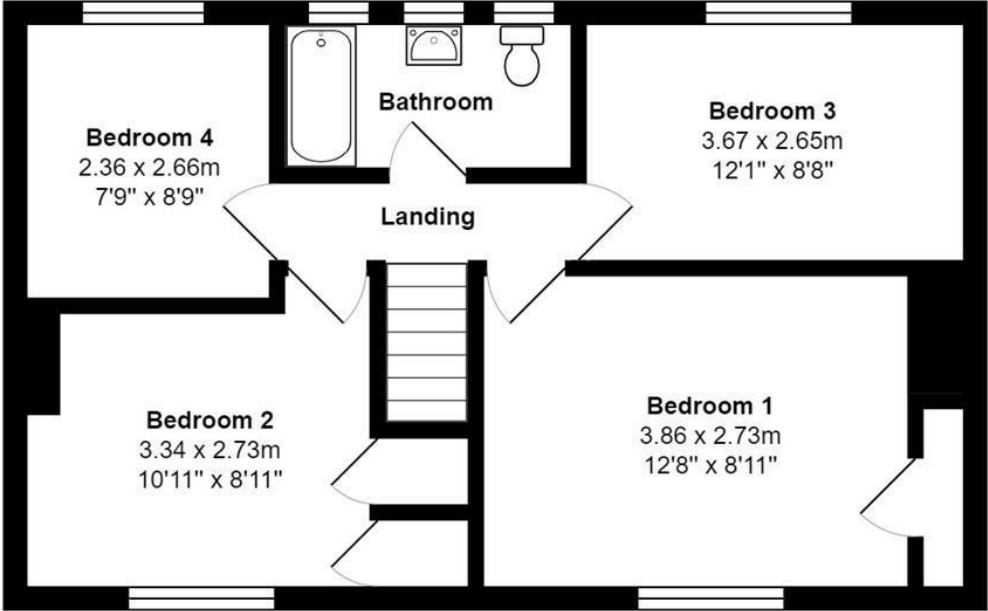
Externally there is off street parking to the front of the house, currently offering space for two cars, but this could easily be extended. There is a lawned garden beyond the parking area, previously an allotment and offering a mature apple tree. There is a further lawned garden to the front of the house, fully enclosed and providing a sun trap, with a patio area and again offering mature trees. Pedestrian access is available to the good size enclosed rear garden, which backs onto the paddock beyond and enjoys open views towards the Cleveland Hills.

An early viewing is advised on this lovely family home, which offers great internal space and a fantastic sized plot, for a property in this price bracket.



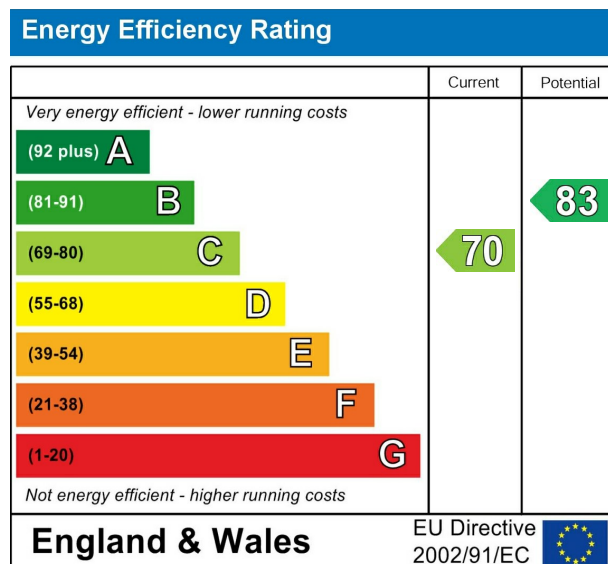


Floorplan





## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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