



18 HYMAS COURT, BURTON LEONARD

GUIDE PRICE £650,000



A truly stunning new build home, on a small bespoke development.

Hymas Court is a small, sought-after cul-de-sac development, located centrally in the popular and well serviced village of Burton Leonard.

The quality of build is noticeable from the outset, built with an attractive rustic red brick, oak framed porch roof and double glazed sash windows - creating real kerb appeal.

The current owners have spent a great deal of time and money on upgrading the property throughout, with a new kitchen, improved bathrooms and an excellent partial garage conversion to create a large laundry/utility room, still leaving ample storage to the front.

The village is extremely popular and typical of the area, with a central village green, excellent public house, a church, an outstanding village primary school, a cricket field, children's playground and a village shop. Buses run daily from the green to the nearby towns of Knaresborough and Ripon, with Harrogate being approximately 15 minutes by cars.



Tenure
Freehold

Local Authority
Harrogate Borough Council

Council Tax Band
Band F

EPC
B Rating







Property Description.

Upon entry of this fabulous home is a warm and welcoming reception hall with beautiful wood flooring, which continues seamlessly throughout the entire ground floor.

To the right of the hallway is a good sized, bright and spacious living room, with views over the front garden.

To the rear of the ground floor is a stunning open-plan dining kitchen with bi-folding doors out to the garden.

The kitchen has been newly fitted by the current owners and exudes quality - with sleek modern units, a stunning marble worktop and surround, which has also been used for both the splashback and shelving. There are integrated appliances including; dishwasher, fridge and Bora induction hob with integrated extraction, Smeg 90cm electric fan oven and a Quooker boiling water tap, as well as two cupboards at either side of the hob having power for appliances such as toaster & kettle etc. which when closed, keep the kitchen looking sleek spotless and modern.

Adjacent to the kitchen is a pantry/utility room with a butler's sink, pull out kitchen tap and integrated undercounter freezer, as well as a downstairs WC.

The central hallway also provides access to the garage, which the current owners have cleverly divided with a stud wall to create a generous storage area to the front and a separate laundry/utility room to the back, with plumbing for a washer and dryer, a sink, a second fridge freezer and underfloor heating.

To the first floor is a spacious landing leading to four excellent double bedrooms. The master and guest bedroom both have newly fitted built-in wardrobes and ensuite shower rooms, with bespoke vanity units. The other two bedrooms are serviced by the house bathroom with has both a bath and separate shower and newly fitted vanity unit. There is also a separate study which is plenty big enough to be a single bedroom if a 5th bedroom is required. The first floor landing has a newly-fitted loft hatch with pull-down wooden step ladder leading to a boarded storage area with electric light.





Outside

The property is fronted by an attractive block-paved driveway for two cars and a small lawned area.

To the rear of the property is a private and fully enclosed south facing garden which has been very well landscaped by the currently owners with a patio seating area with patio and garden lighting and planted borders framing the garden beautifully.

The planting of trees and shrubs has given this new build garden a real lift and feels much more like a well-established cottage garden - with fields and rolling hills beyond, this space is peaceful and relaxing and offers wonderful views from inside too.



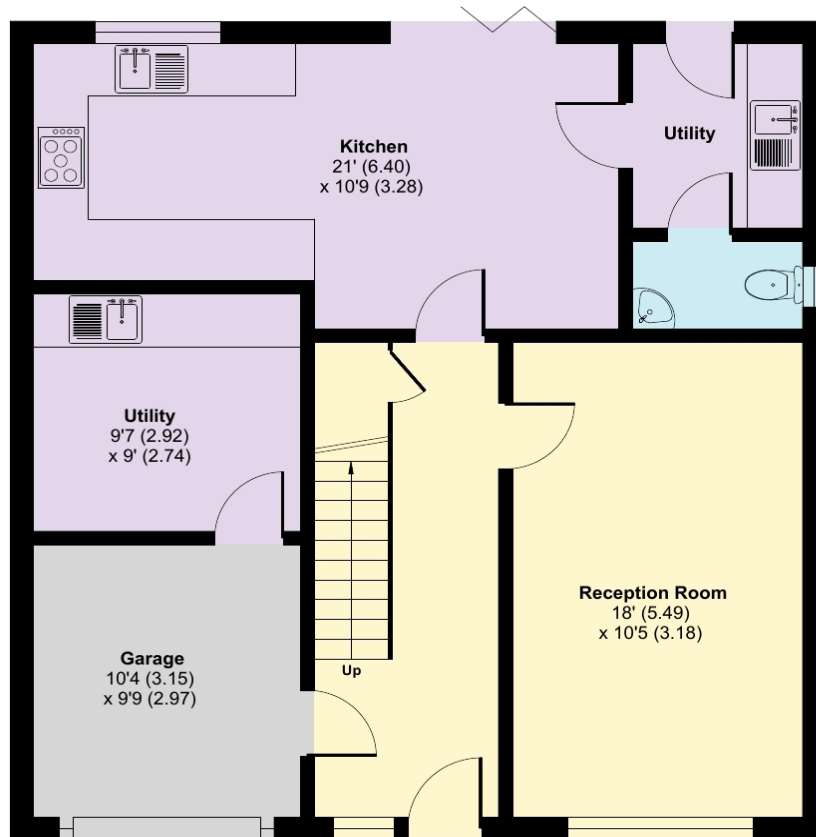
Hymas Court, Burton Leonard, Harrogate, HG3

Approximate Area = 1426 sq ft / 132.4 sq m

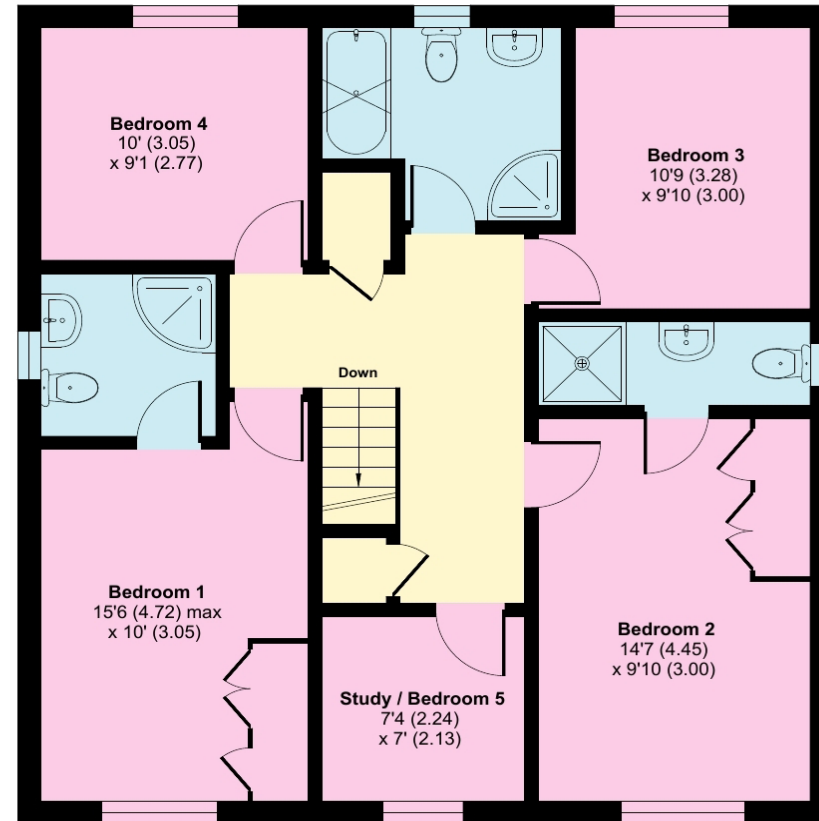
Garage = 192 sq ft / 17.8 sq m

Total = 1618 sq ft / 150.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for North Residential. REF: 1176519

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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