



VERITY
FREARSON

RISELEY HOUSE, BURTON LEONARD, HG3 3PX

GUIDE PRICE £850,000

RISELEY HOUSE,

Burton Leonard, HG3 3PX

A charming and well presented four-bedroom detached family home occupying a large and attractive plot with superb gardens which enjoy a delightful view over the surrounding countryside, situated between Harrogate and Ripon.

This excellent property provides spacious and well-presented accommodation with two reception rooms, a sun room, large dining kitchen, extended utility area and downstairs WC. Upstairs there are four double bedrooms including the main bedroom which has a dressing room and en-suite, and a house bathroom.

A particular feature of the property is the large plot with ample parking, garaging and an attractive garden which enjoys delightful views over the surrounding countryside.



Dining Kitchen · Family Room · Sitting Room · Sun Room · Utility · Cloakroom

4 Bedrooms · En-Suite · Bathroom · Landing / Study Area

Off-Road Parking · Double Garage · Garden







ACCOMMODATION

GROUND FLOOR **ENTRANCE HALL**

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A large reception room with woodburning stove and glazed doors, leading to a sun room.

SUN ROOM

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

FAMILY ROOM

A further reception room with glazed patio doors to the front.

DINING KITCHEN

With spacious dining area and a modern fitted kitchen comprising a range of stylish wall and base units, worktop with island, integrated appliances and AGA.

UTILITY ROOM

A large utility room with fitted units, worktop and sink. Space and plumbing for appliances.

FIRST FLOOR **LANDING / STUDY AREA**

A large landing providing a useful study area.

BEDROOM 1

A double bedroom with fitted wardrobes, dressing room and ensuite.

EN-SUITE

A white suite comprising basin set within a vanity unit, bidet and large shower. Separate WC and basin and bidet.

BEDROOM 2

A large double bedroom with windows to front and rear. Washbasin.

BEDROOM 3

A double bedroom with washbasin.

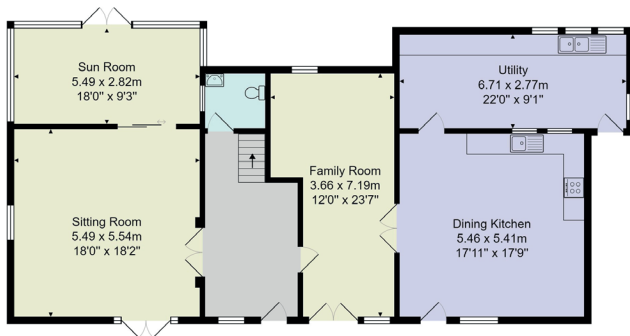
BEDROOM 4

A further double bedroom.

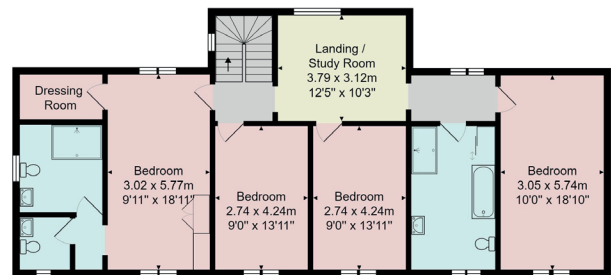
BATHROOM

A white suite with WC, basin set within a vanity unit, shower and bath and bidet

FLOOR PLAN



Ground Floor



First Floor

Total Area: 247.8 m² ... 2667 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

The property occupies a particular generous plot having good sized and attractive gardens. To the front of the property a driveway provides ample parking and access to a double garage. There is a very good sized garden with lawn and sitting areas enjoying a delightful outlook over the surrounding countryside.

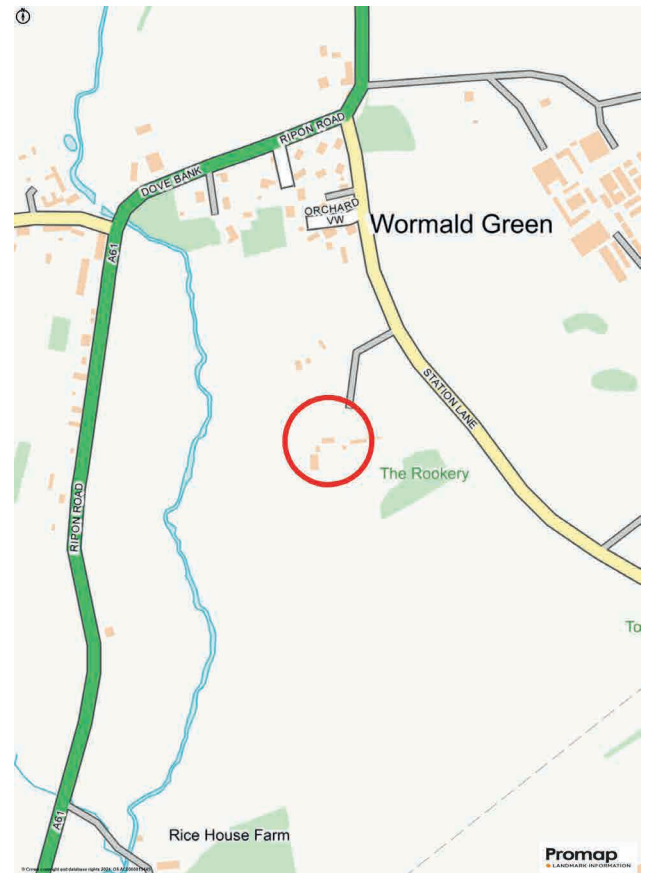
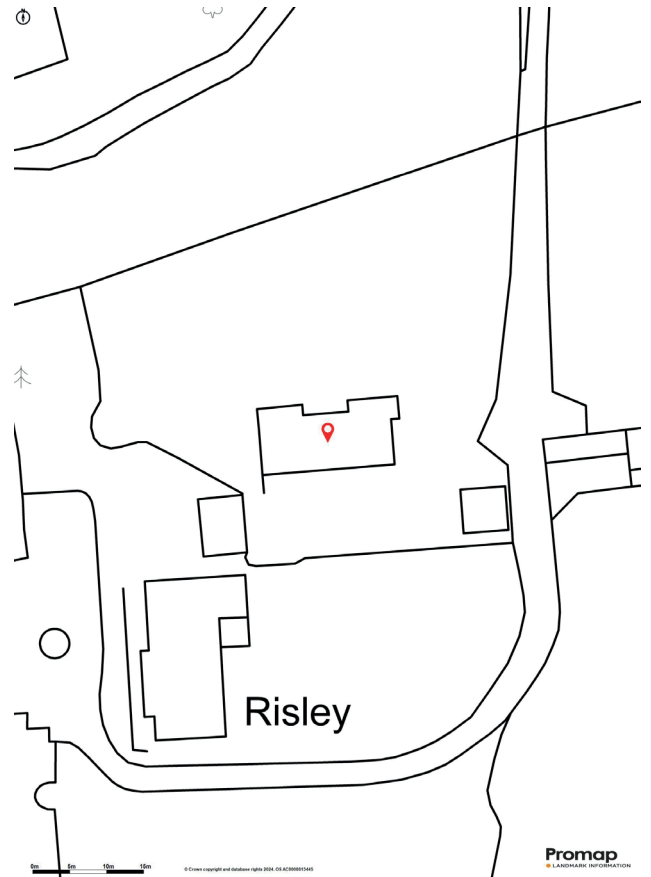
Services

Central heating is oil-fired. Sewage via a septic tank.

Tenure

Freehold

Council Tax Band - E



Harrogate

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