



15 Sunnyside Gardens, Burton Leonard, Harrogate, HG3 3RY

£390,000

15 Sunnyside Gardens, Burton Leonard, Harrogate, HG3 3RY

A well-presented four-bedroom middle-of-terrace property with parking and attractive gardens, enjoying a delightful position overlooking countryside within this desirable village located between Harrogate and Ripon.

This deceptively spacious home provides well-presented accommodation comprising a large sitting room with feature fireplace, a modern kitchen, separate dining room and additional garden room enjoying an attractive outlook over the garden. There's also a downstairs WC. On the first floor there are four good-sized bedrooms, a bathroom and en-suite shower room. A driveway provides off-road parking and there are attractive lawn gardens with sitting areas to both the front and rear of the property.

The property is located in this excellent position overlooking countryside in the heart of the popular village of Burton Leonard, which boasts an excellent range of village amenities, including a shop, post office, primary school and traditional pub. There is also a sports field and sporting clubs such as tennis, bowls, cricket and football. There is also a large children's recreation area.





GROUND FLOOR

ENTRANCE HALL

With coat hooks and storage space.

SITTING ROOM

A spacious reception room with feature fireplace, fitted cabinets and shelving. Glazed doors lead to the garden room.

GARDEN ROOM

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

KITCHEN

With space for dining table. The kitchen comprises a range of stylish wall and base units with gas hob, integrated double oven and space for appliances. Understairs shelved walk-in pantry.

DINING ROOM

A further reception room providing a dining area with glazed doors leading to the garden.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with large picture window having long-distance views.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Heated towel rail.

BEDROOM 2

A double bedroom with window overlooking the garden. Built-in storage space / wardrobe and built-in storage cupboard.

BEDROOM 3

A double bedroom with built-in storage cupboard and window overlooking the garden.

BEDROOM 4

A further good-sized bedroom.

BATHROOM

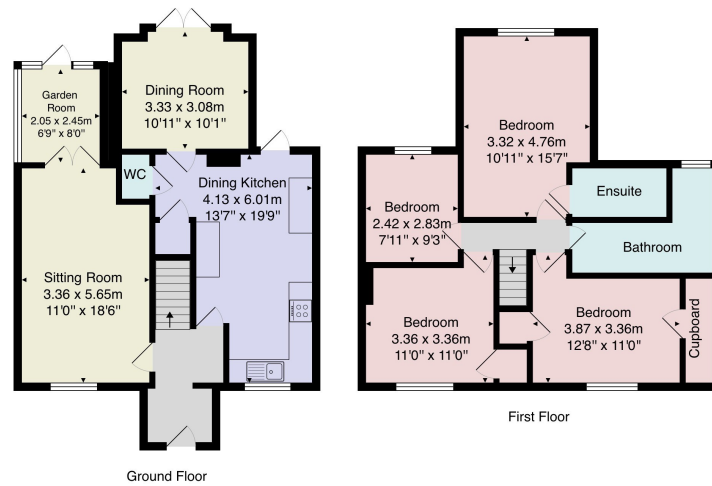
A white suite comprising WC, washbasin and bath with shower above. Heated towel rail.

OUTSIDE

Two attractive south-facing lawned gardens to the front. To the rear of the property there is a further garden with lawn and patio, enjoying a delightful outlook over the surrounding countryside. The property has a driveway providing off-road parking for two vehicles and an EV charging point. Large outbuilding with mains power and storage facilities.

Tenure - Freehold

Council Tax Band - C



Total Area: 127.5 m² ... 1373 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk