



1 Royal Oak Cottages, Copgrove Road, Burton Leonard, Harrogate, HG3 3SL

**£475,000**



## 1 Royal Oak Cottages, Copgrove Road, Burton Leonard, Harrogate, HG3 3SL

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An attractive and deceptively spacious four-bedroom village property with paved garden, in this delightful position in the heart of this sought-after village.

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The property has been extended and much improved by the current owner to now provide beautifully presented accommodation arranged over three levels. On the ground floor there is a large sitting room with attractive range fireplace, together with a separate snug and stylish dining kitchen. Upstairs there are four bedrooms, including a master bedroom with en-suite bathroom, plus two further bathrooms.

The property is situated close to the village 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 pub, post office, general store, primary school and village hall.





## GROUND FLOOR

### SNUG

A reception room / entrance hall with window to front. Brick fireplace with open fire.

### SITTING ROOM

A spacious reception room with bay window to front and window to rear. Attractive fireplace and range.

### DINING KITCHEN

With tiled flooring and windows to side and rear and doors leading to the rear garden. There is a dining area together with a range of stylish wall and base units with granite worktop. Point for a range cooker, integrated fridge / freezer and integrated dishwasher. Under-stairs cupboard with plumbing for washing machine.



## FIRST FLOOR

A double bedroom with window to front.

### EN-SUITE BATHROOM

With WC, bath and washbasin.

### BEDROOM 2

A double bedroom with window to front.

### OFFICE

Providing a useful workspace with window to rear.



### BATHROOM

A white suite with WC, washbasin and shower. Windows to rear and fitted cupboard.

## SECOND FLOOR

### BEDROOM 3

A bedroom with skylight windows and access to eaves storage.

### BEDROOM 4

A further good-sized bedroom with skylight windows.

### BATHROOM

A modern white suite with WC, washbasin and bath. Skylight window.



## OUTSIDE

The property has an attractive paved garden to the front and further enclosed paved garden to the rear which provide outdoor sitting areas. There is also a good-sized stone-built store, which provides useful storage space.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 145.2 m<sup>2</sup> ... 1563 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	