



VERITY
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ROSEBERRY, MILL LANE, BURTON LEONARD, HG3 3SH

OFFERS OVER £625,000

ROSEBERRY, MILL LANE,

Burton Leonard, HG3 3SH

'Roseberry' is a superb 3 bedroom detached bungalow, having been beautifully refurbished, revealing breath taking open plan living space with a solid fuel burning stove, open plan living/dining space with doors leading out onto private landscaped gardens, in the sought after village of Burton Leonard.



Kitchen · Sitting/Living/Dining

3 Bedrooms · Bathroom · En-Suite

Ample Off-Road Parking · Large Garage · Landscaped Garden







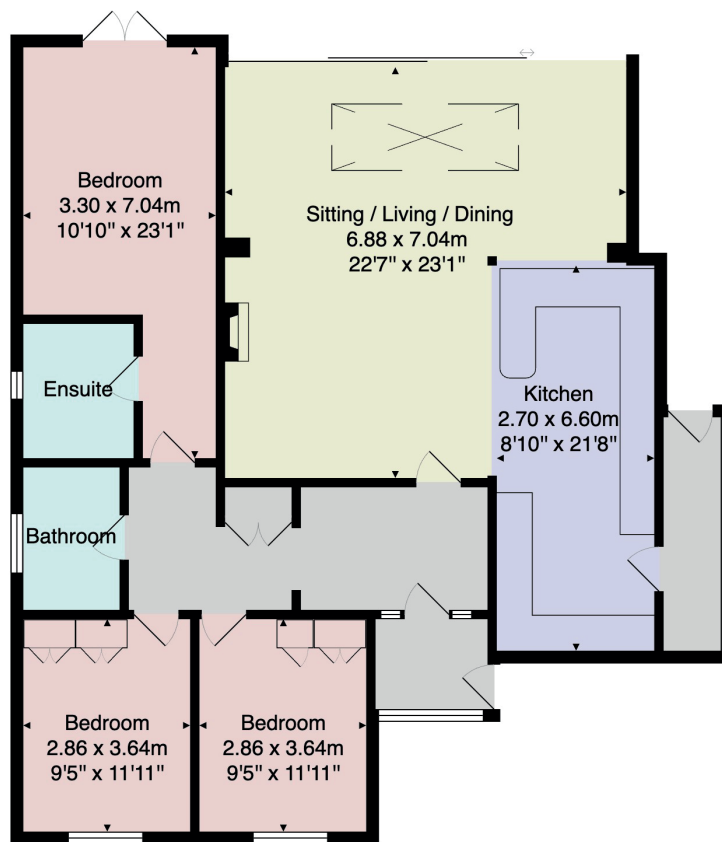
ACCOMMODATION

With UPVC double glazing, Oak internal doors, and gas-fired central heating the property comprises in brief entrance porch, reception hall with cloaks cupboard, amazing open plan living and dining room with a recessed solid-fuel stove with a beamed mantel over.

Ceiling atrium, solid oak floors and aluminium sliding doors leading out onto the gardens. Modern cream high gloss kitchen with Neff double oven, Bosch five-ring induction hob with extractor fan, Bosch dishwasher and Neff fridge / freezer and porcelain tiled floors. Utility area.

Side entrance porch. Inner hall, airing cupboard with radiator, spacious master bedroom with double doors to the rear gardens, newly fitted luxurious en-suite shower room with large walk-in shower finished in tiling. Two further bedrooms both with fitted wardrobes and newly fitted house bathroom. Both bathrooms have under-floor heating.

FLOOR PLAN



Total Area: 132.6 m² ... 1427 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

Driveway providing ample off street parking.
Large garage with electric remote controlled door. Workshop.

A particular feature of the bungalow are the beautiful rear landscape gardens. Incorporating porcelain pathways and terrace, shaped lawned area and mature planting.

Agents Note

The soffits, fascias and gutters have all been replaced with uPVC.

The heating and hot water system have been renewed.

The newly fitted house bathroom and en-suite have been designed and installed by Bathroom Design.

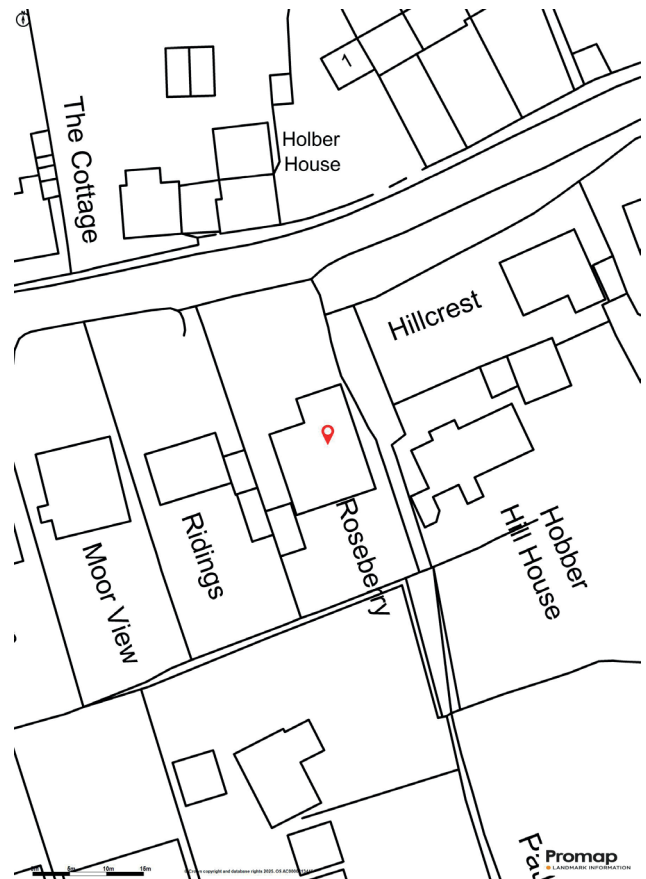
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		81
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	62	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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