



Briar Bank, Station Lane, Burton Leonard, Harrogate, HG3 3RU

£365,000

Guide Price

Briar Bank, Station Lane, Burton Leonard, Harrogate, HG3 3RU

A three bedroom link-detached home situated in the heart of the highly sought after and fashionable village of Burton Leonard.

The popular village boasts a range of excellent amenities, including a well regarded primary school, a popular pub, and a welcoming community.

The individual property is offered for sale with no chain with scope for extension. An early internal viewing is recommended.





The property itself would now benefit from some updating, allowing the new owner to personalise and modernise to their own taste. On the ground floor, an entrance hall leads to a spacious lounge featuring dual aspect windows and an open fireplace. A separate dining room, also enjoying dual aspect windows, offers a bright and versatile space. The kitchen provides access into the adjoining garage, which includes a useful utility area to the rear, ideal for expansion and conversion subject to the necessary consents.

To the first floor, there are three well proportioned bedrooms, one which benefits from dual aspect windows, and a family bathroom.

OUTSIDE

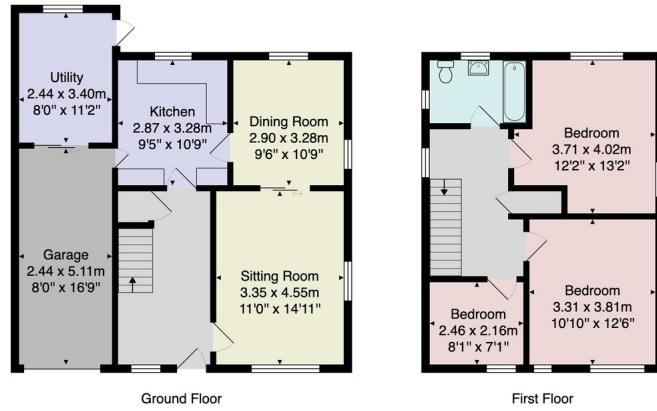
Externally, the property is complemented by well maintained walled gardens to both the front and rear, laid mainly to lawn and offering a private and peaceful setting. A driveway provides convenient off street parking.

This is a fantastic opportunity to acquire a home in one of the area's most desirable villages, with plenty of scope to add value through modernisation.

Tenure - Freehold

Council Tax Band - D





Total Area: 103.4 m² ... 1113 ft² (excluding garage)

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

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		
WWW.EPC4U.COM		