



## Burton Leonard, Harrogate £389,000

\*\*\*\* OVERLOOKING THE VILLAGE GREEN \*\*\*\*

A charming period cottage set in the heart of Burton Leonard offering spacious and flexible 2 bedroom living accommodation and featuring a breakfast kitchen, substantial house bathroom, and private courtyard garden.



## Accommodation

A charming period cottage set within the heart of this most sought after village, offering flexible and spacious two bedroom living accommodation ideal for professional couples, small families, and retirees.

The property has been sympathetically upgraded and maintained over many years and looks out over the village green. The village itself is highly desirable with a range of amenities and offering quick and easy access to the market towns of Knaresborough, Harrogate, Ripon and Boroughbridge.

Internally, the property is entered at the front into a spacious living room having a central staircase leading to the first floor accommodation. The living room features a fireplace with a wood burning cast iron stove set on a stone hearth with an oak mantle. There is a bay window to the front elevation with uPVC framed double glazed casements. The living room also includes a television aerial point and two separate radiators.

Beyond is a separate dining room with laminated flooring, radiator, and a vaulted ceiling. French doors give access from the dining room out onto the rear garden beyond.

The property features an open plan breakfast kitchen having a range of built-in base units to three sides with laminated worktops and an inset polycarbonate sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included within the sale, is a built-in Zanussi electric oven with a four point gas hob unit and extractor fan. There is plumbing for a dishwasher and integrated fridge unit. The kitchen includes a built-in under stairs pantry cupboard, as well as a fitted breakfast bar and radiator.

Positioned off the lounge is a separate study/office providing flexible accommodation. A bay window to the rear elevation overlooks the rear garden, and the study steps up onto a side entrance lobby and utility area with plumbing for a washing machine. There is side access into the garden.

The ground floor accommodation is completed by a cloakroom which has a low flush WC and wash hand basin set in a vanity surround. There is feature quarry tiled flooring and a radiator.

The first flooring landing includes a radiator, ceiling downlighters and a loft hatch.

There are two generous double bedrooms to the first floor, main bedroom of which has a front and rear aspect and twin radiators.

Bedroom two includes a built-in over stairs wardrobe, second loft hatch, television point and radiator.

Finally, there is a substantial house bathroom having a four piece suite comprising a low flush WC, pedestal wash hand basin, bidet and inset corner bath with shower attachment and tiled surround. The bathroom includes a heated towel rail, radiator, loft hatch, extractor fan and ceiling downlighters.

## To The Outside

The property fronts onto the village green with pedestrian and vehicle access to the property. There is ample on road village parking.

Pedestrian access continues down the side of the property with gated access through into the rear garden.

The rear garden is low maintenance in nature, encompassing the entirety of the rear elevation being centrally laid to gravel with a side patio and walled surround.

The main body of the garden runs to the rear dining room and study elevation being set across three levels and extensively flagged providing ample space for garden furniture.

There is a stone raised herbaceous border adjoining the rear boundary, and the rear garden is fully enclosed with fenced and walled borders.

A stone and tiled garden store/workshop is included within the sale.

The property benefits from both central heating and double glazing throughout, and an early inspection is strongly recommended.

## Agent's Notes

Tenure: Residential

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 200\* Mb download speed

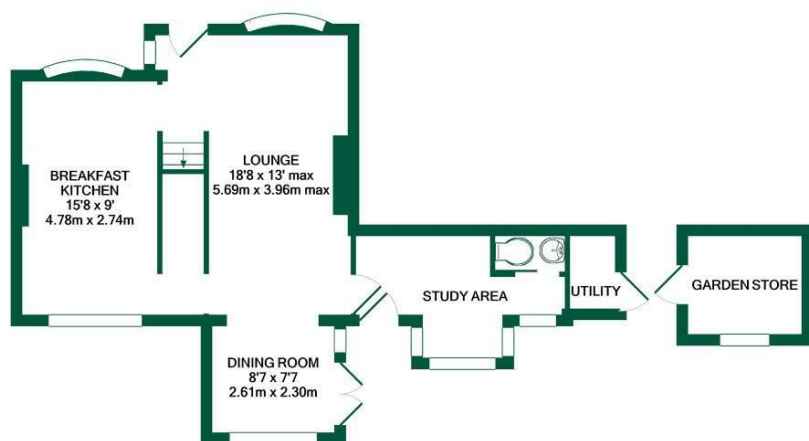
EPC Rating: E

Council Tax: D - North Yorkshire County Council

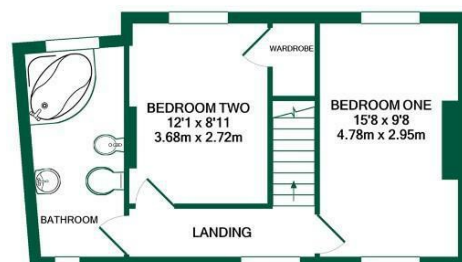
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agents - Stephenson's Estate Agents - 01423 867700

\* Download speeds vary by broadband providers so please check with them before purchasing



GROUND FLOOR  
APPROX. FLOOR  
AREA 611 SQ.FT.  
(56.7 SQ.M.)

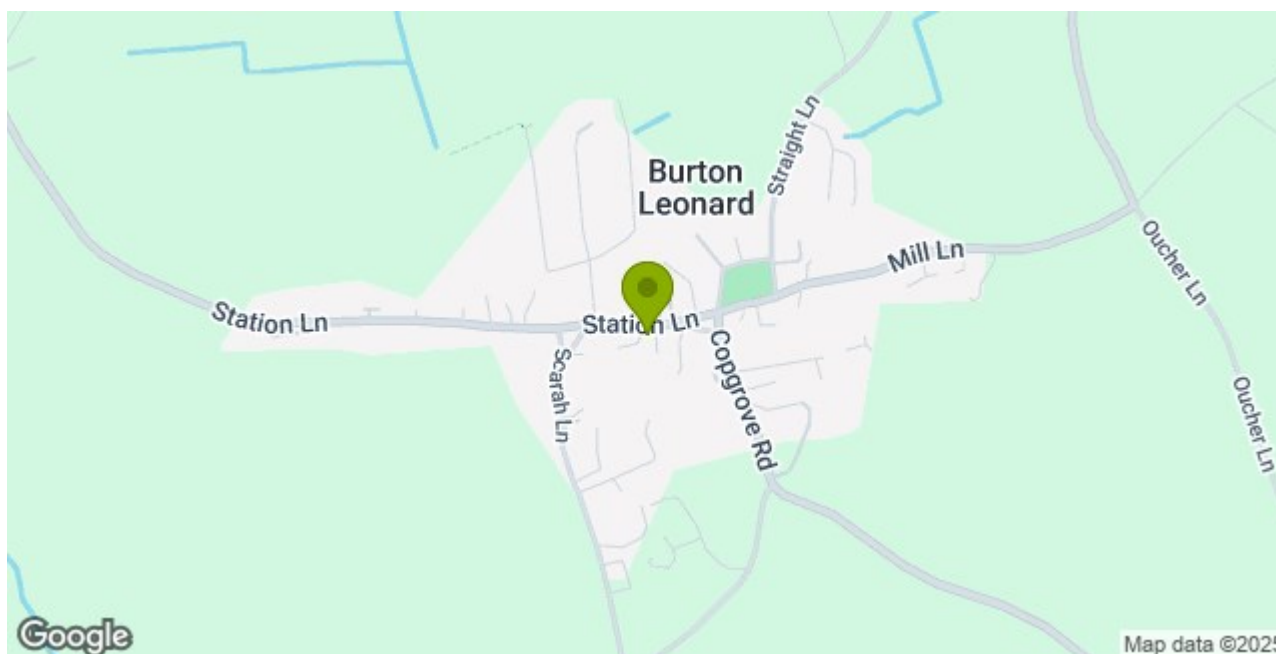


FIRST FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

Stephensons

TOTAL APPROX. FLOOR AREA INCLUDING GARDEN STORE 1032 SQ.FT. (95.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



## Stephensons

|                     |              |
|---------------------|--------------|
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| Selby               | 01757 706707 |
| Boroughbridge       | 01423 324324 |
| Easingwold          | 01347 821145 |
| York Auction Centre | 01904 489731 |
| Haxby               | 01904 809900 |

## Partners

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 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
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