



## 15 Sunnyside Gardens, Burton Leonard

£375,000 Guide Price



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\* 360 3D Virtual Walk-Through Tour \*

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.

Outside Attractive lawned gardens to front and side. 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**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. Under-stairs 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.

**BEDROOM 1** A double bedroom with large picture window having long-distance views.

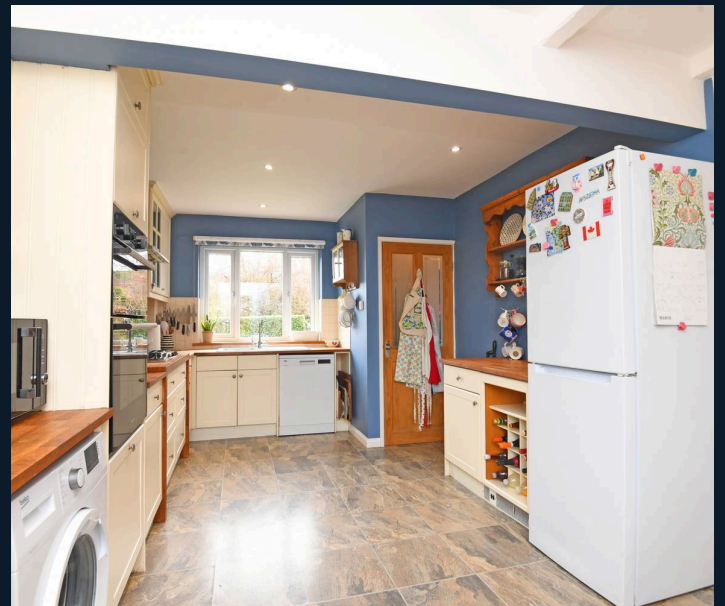
**EN-SUITE SHOWER ROOM** With WC, washbasin and shower. Heated towel rail.

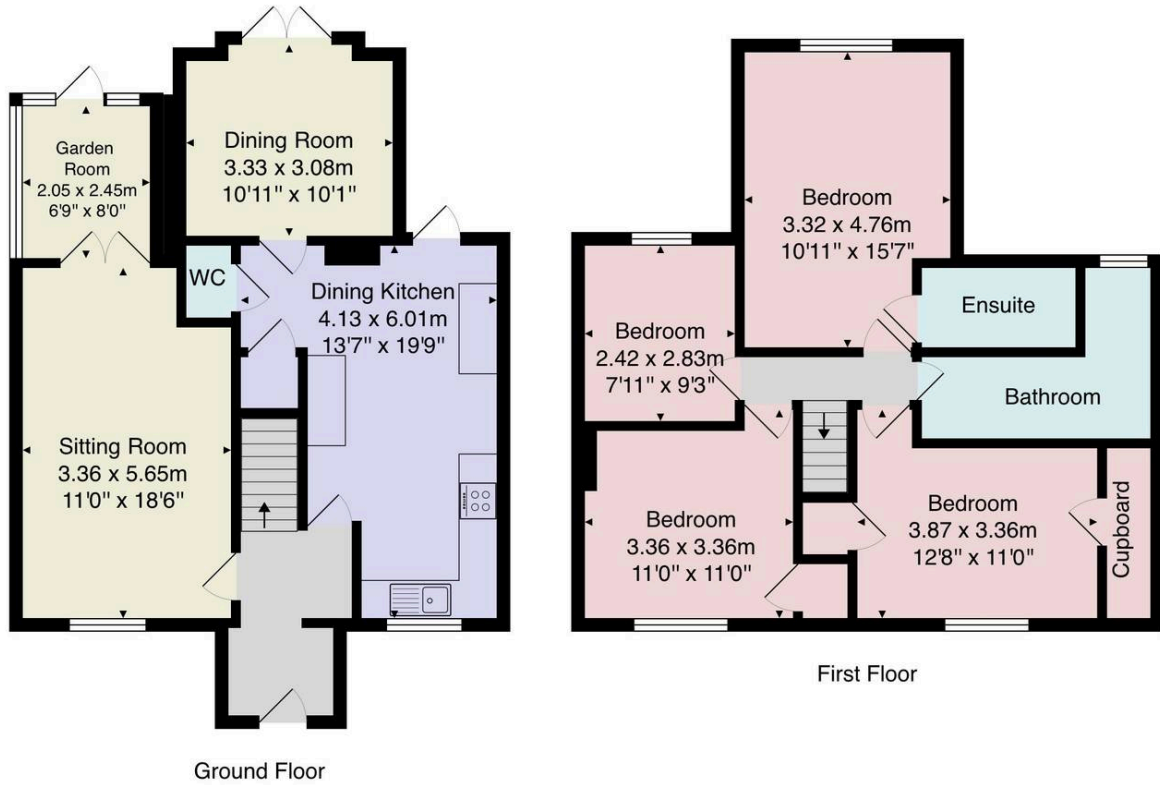
**BEDROOM 2** A double bedroom with window overlooking the garden. Built-in storage space / wardrobe and built-in storage cupboard.

**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.





Total Area: 127.5 m<sup>2</sup> ... 1373 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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