



**6 Station Lane, Burton Leonard**

**£350,000**



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A beautifully presented three-bedroom semi-detached family home, occupying an enviable position within the highly sought-after village of Burton Leonard. Enjoying generous and well-maintained gardens, ample off-street parking and delightful open countryside views to the rear, this spacious home offers flexible accommodation ideally suited to modern family living.

The property is ideally located between Harrogate and Ripon, providing easy access to a wide range of amenities whilst retaining the charm and tranquillity of village life. Burton Leonard itself benefits from a strong community atmosphere, village pub, primary school and excellent access to the surrounding Yorkshire countryside.



Internally, the accommodation is both light and spacious throughout. A welcoming entrance hall leads to a generously proportioned lounge with study area, featuring a characterful stone fireplace and attractive views over the gardens. An open archway creates a versatile space, ideal for home working, reading or additional family living.

The dining kitchen provides an excellent social space, fitted with a range of units and offering ample room for family dining. Beyond lies a practical utility/garden room with direct access to the rear garden, providing useful additional storage and laundry facilities.

To the first floor, a spacious landing leads to three well-proportioned bedrooms, all enjoying pleasant outlooks, together with a family bathroom fitted with both a panelled bath and separate shower cubicle.

Externally, the property continues to impress. The front garden is attractively landscaped with lawned areas and mature planting, whilst a driveway provides ample off-street parking. To the rear is a substantial garden, predominantly laid to lawn and beautifully stocked with mature trees, shrubs and colourful borders. Backing onto open countryside, the garden enjoys a wonderful sense of privacy and far-reaching rural views, creating an exceptional outdoor space for entertaining, gardening and family enjoyment.



# Station Lane, Burton Leonard, HG3

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

