





13 Hymas Court, Burton Leonard

£750,000 Freehold

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A beautifully presented four-bedroom modern detached family home, built in 2022 and forming part of an attractive and select development within the highly regarded village of Burton Leonard. The property offers stylish and generously proportioned accommodation, complemented by a large and beautifully maintained rear garden, driveway parking and a garage. Burton Leonard is a popular village with a strong sense of community and is well placed for access to Harrogate, Ripon and the surrounding countryside.

OUTSIDE

A driveway provides off-road parking and leads to the garage. To the rear is a particularly generous and attractive garden comprising a large lawn, paved patio, mature trees and well-established planted borders, creating an excellent outdoor space for relaxing, entertaining and family enjoyment.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



GROUND FLOOR

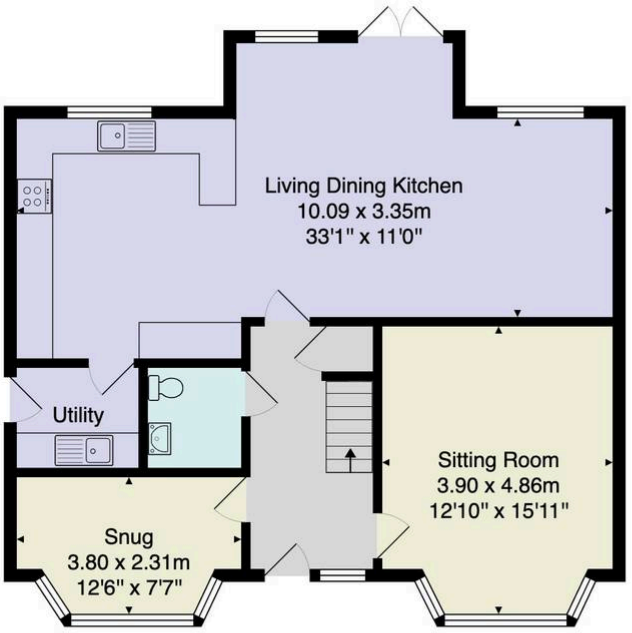
The sitting room is a comfortable and attractive reception space with a bay window to the front and fitted shutters. There is also a separate office or snug, providing excellent flexibility as a dedicated workspace, playroom or additional sitting area. A particular feature of the property is the superb open-plan living kitchen, designed to provide an excellent space for modern family life and entertaining. The kitchen is fitted with a stylish range of wall and base units complemented by quartz worktops and a breakfast bar. Integrated appliances include an induction hob, double oven, dishwasher and fridge freezer. There is ample space for both sitting and dining areas, while glazed doors open directly onto the rear garden. A separate utility room provides additional fitted units, worktop and sink together with space for appliances. There is also a useful downstairs cloakroom fitted with a WC and washbasin.



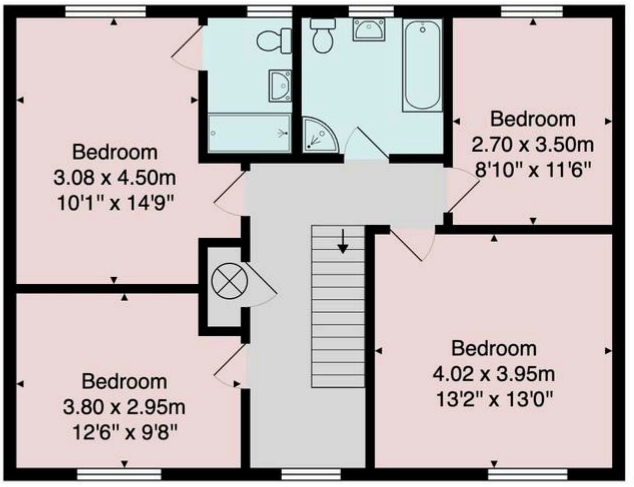
FIRST FLOOR

A spacious landing incorporates a useful study area, ideal for home working or additional storage. There are four good-sized double bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en suite shower room fitted with a WC, washbasin and shower. The remaining bedrooms provide excellent family or guest accommodation.





Ground Floor



First Floor

Total Area: 162.0 m² ... 1744 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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