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Hill Top Cottage Station Lane, Burton Leonard, Harrogate, HG3 3RU

Asking Price £300,000

Property Images



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Total area: approx. 103.8 sq. metres (1117.1 sq. feet)

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.

Plan produced using PlanUp.

Hill Top Cottage, Station Lane, Burton Leonard

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Occupying a delightful position overlooking the village green in the highly sought after village of Burton Leonard, ideally situated between Harrogate and Ripon, this charming three bedroom semi detached cottage offers a rare opportunity to acquire a characterful home with immense potential for further enhancement.

Believed to date back to the 1800s and originally formed from two cottages which were later combined, the property retains a wealth of charm and period character throughout. Whilst now requiring a programme of internal modernisation, it provides generous and versatile accommodation arranged over two floors.

The ground floor comprises an entrance hall, a welcoming lounge featuring an open fire, a separate dining room with an ornamental log burning stove, a kitchen, and a rear porch providing access to the garden. To the first floor are three well proportioned bedrooms and a shower room.

Externally, the property enjoys attractive walled gardens to both the front and rear. The rear garden is undoubtedly the standout feature and a particular selling point, offering a generous lawned area, paved patio ideal for outdoor entertaining, garden shed and gardener's WC, with space to build a home office or summer house, subject to the necessary consents. The gardens provide a wonderful space for families and keen gardeners alike, whilst enjoying a peaceful and picturesque village setting.

This is a unique opportunity to purchase a charming period cottage in one of the area's most desirable villages, which benefits from ample amenities including, a shop, post office, pub serving food and a primary school. The property offers stunning views across the green and significant scope to create a beautiful family home.

Features

• SEMI DETACHED COTTAGE • AMAZING GARDEN • THREE BEDROOMS • SHOWER ROOM • TWO RECEPTION ROOMS • KITCHEN • GARDENERS TOILET • FANTASTIC VILLAGE LOCATION