



Copgrove Road, , Burton Leonard, North Yorkshire, HG3 3SJ

- Deposit alternative available
- Unfurnished with white goods included
- Available immediately
- Off street parking to the rear
- EPC rating D
- Two bedroom cottage
- Quiet village location
- Newly redecorated and brand new carpets throughout
- Low maintenance outside space
- Council tax band B

£1,200 Per Calendar Month



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DESCRIPTION

A beautifully presented two bedroom cottage, located in the heart of Burton Leonard.. The property is positioned a stones throw from the village's local amenities including a local shop and pub and offers outside space both to the front and the rear of the property and private parking for one car. The rear is completed with a storage unit. The property itself is newly redecorated with brand new carpets making this available immediately!

Enter the property by the welcoming porch which leads into the cosy lounge area offering a gas fireplace and tasteful wooden features. The separate kitchen comes complete with a breakfast bar, two matching bar stools and white goods, including fridge/freezer, washing machine and oven. Upstairs, the two double bedrooms are carpeted and the main bedroom offers a built in wardrobe. The spacious bathroom and comes complete with a three piece suite and a shower over the bath.

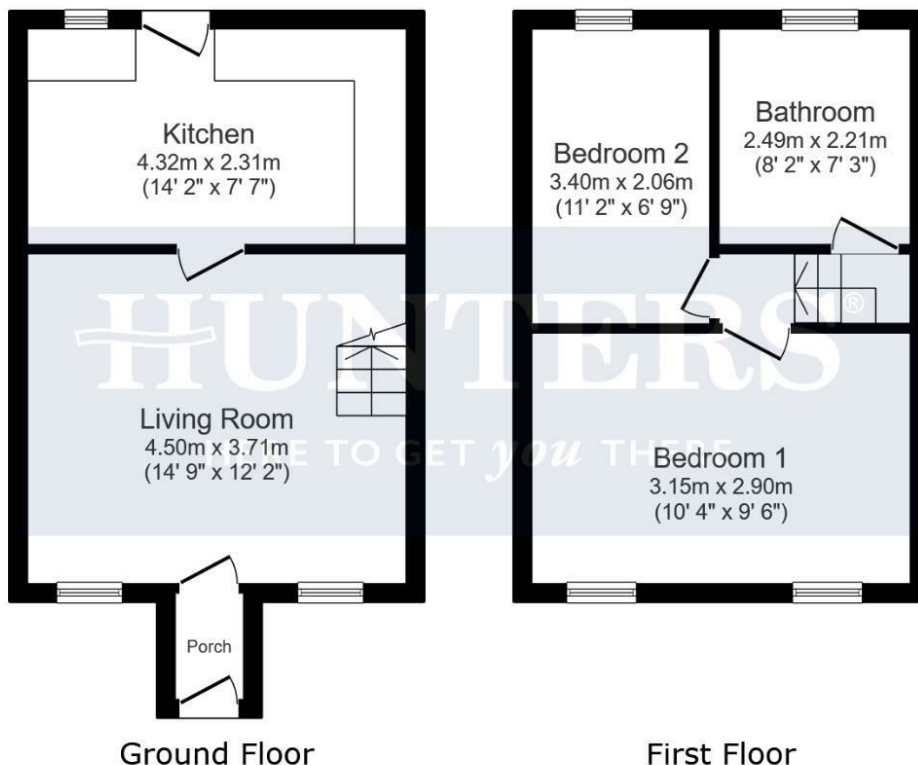
EPC rating D | Council tax band B | Gas central heating throughout

An early viewing is highly recommended!





5, Copgrove Road, Harrogate, North Yorkshire, HG3 3SJ, GB



Total floor area: 57.0 sq.m. (613 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Viewings

Please contact harrogatelettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

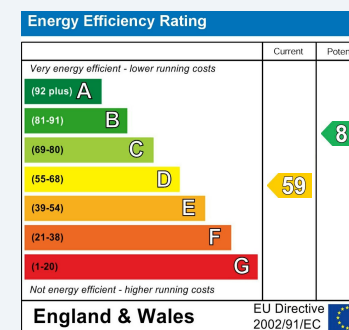
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 877083 Email: harrogatelettings@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

