

## Meadow Court, Burton Leonard, Harrogate, North Yorkshire, HG3

- Located in the lovely village of Burton Leonard
- Ample parking with garage and two off road spaces
- Lounge and diner area
- Ideal blend of rural charm and modern convenience
- Early viewing highly recommended
- Three double bedroom semi detached house
- Private rear garden
- Convenient downstairs WC
- Surrounded by beautiful North Yorkshire countryside
- Council Tax Band D

**Guide Price £390,000**





# Meadow Court, Burton Leonard, Harrogate, North Yorkshire, HG3 3RT

## DESCRIPTION

Located in the charming village of Burton Leonard, this delightful semi-detached house at Meadow Court offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed lounge and dining area provide a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The property features a practical downstairs WC, adding to the convenience of daily living. The private rear garden is a lovely outdoor space, ideal for enjoying sunny afternoons or hosting barbecues with family and friends.

Parking is a breeze with ample space for up to three vehicles, including a garage and two additional parking spaces. This feature is particularly valuable in a village setting, ensuring that you and your guests can come and go with ease.

Burton Leonard is known for its picturesque surroundings and community spirit, making it a wonderful place to call home. With local amenities and the beautiful countryside nearby, this property offers a fantastic opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this charming house your new home.

EPC

Energy rating C

This property produces 4.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 751

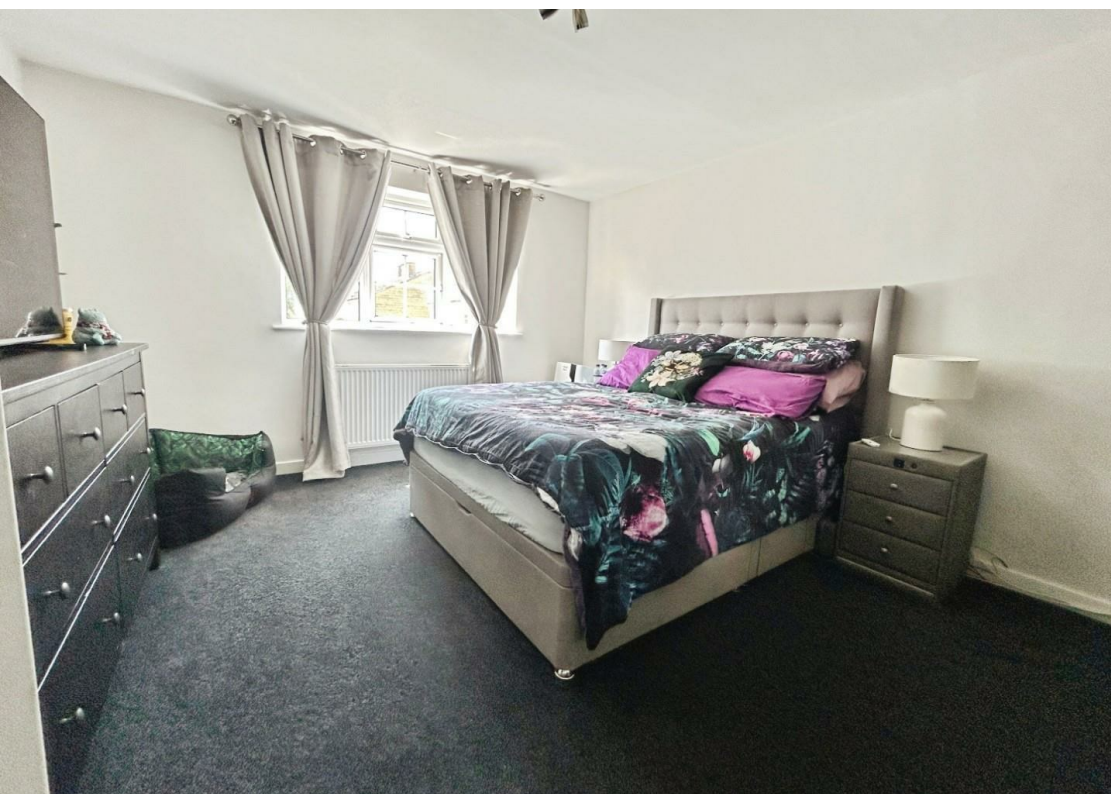
Leasehold Annual Service Charge Amount  
£568.53

Annual Ground rent £25 (which is usually  
returned to the homeowners every year)

Council Tax Banding: D



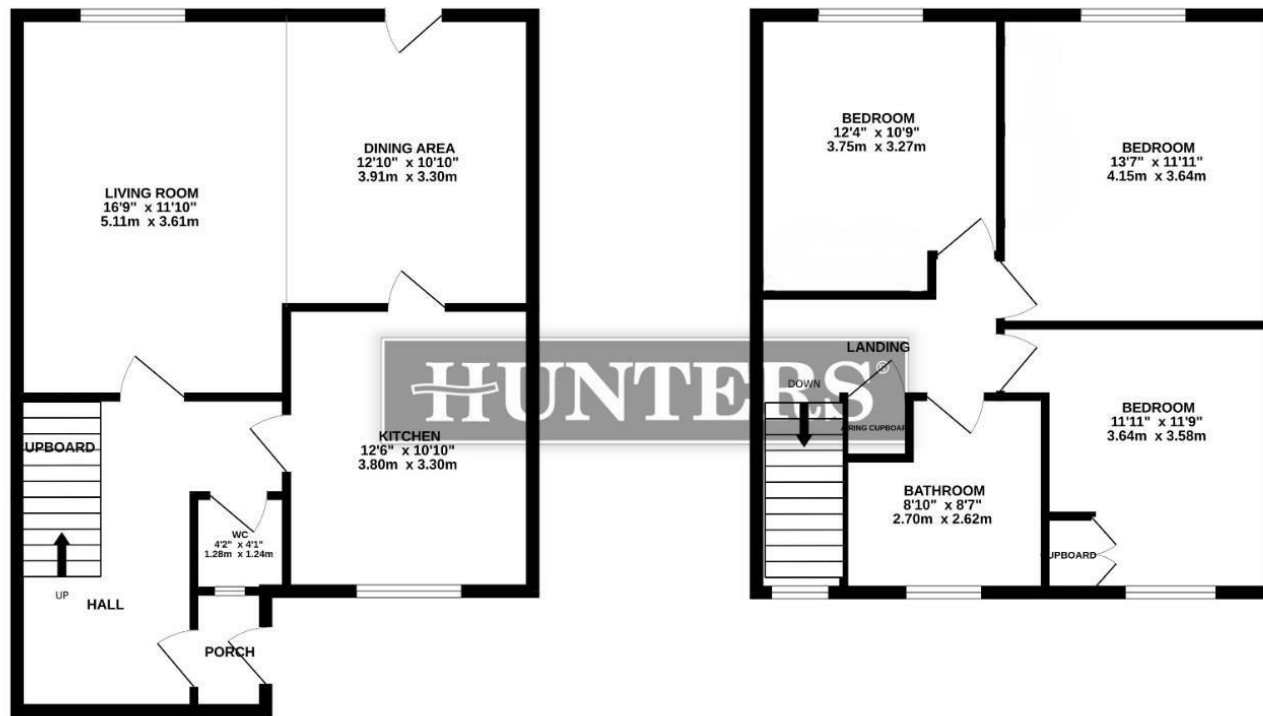






GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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### Viewings

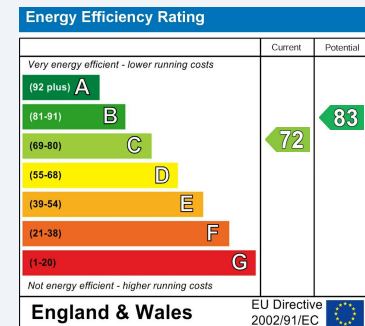
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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