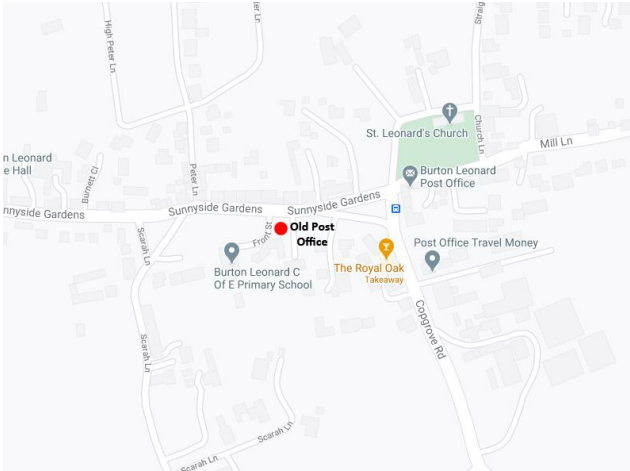
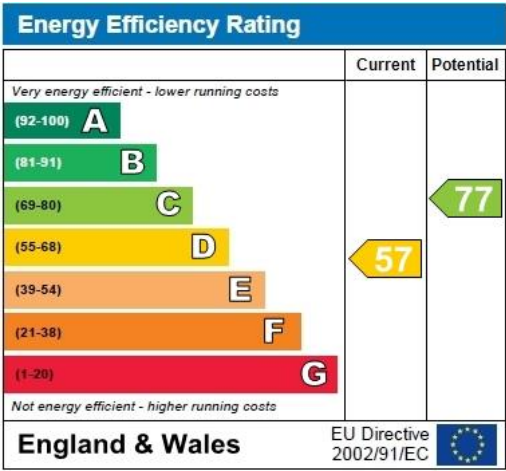
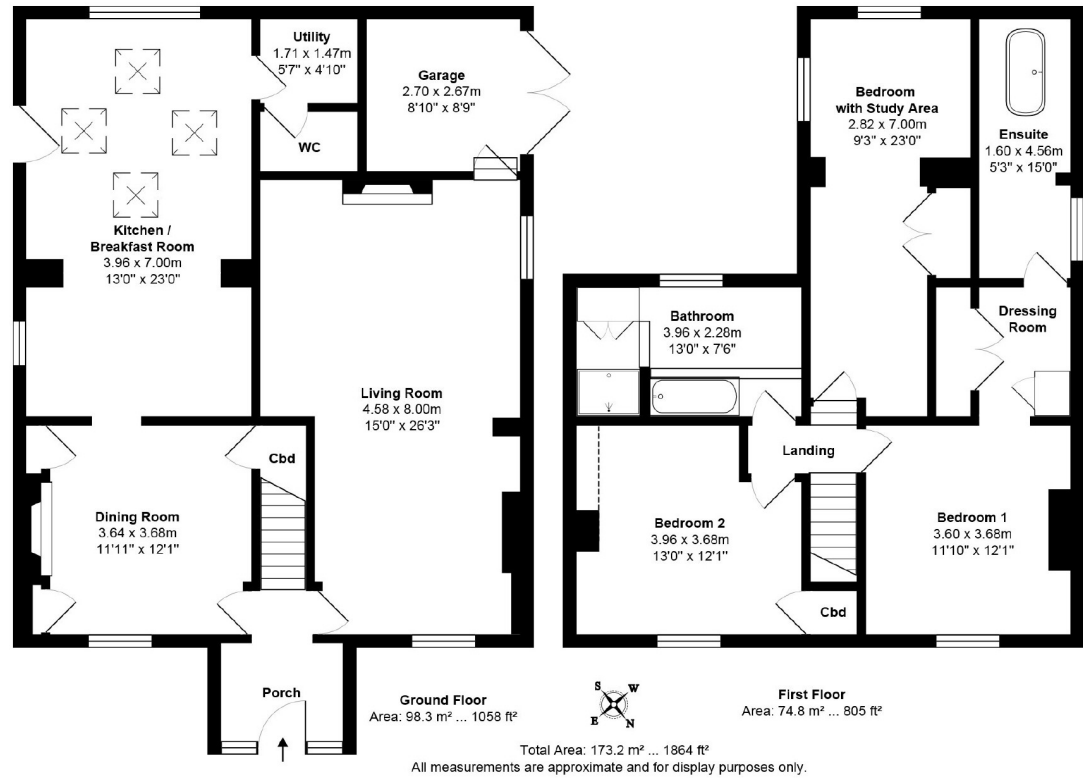




Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed out of Harrogate on the A61 towards Ripon. Proceeding through the hamlet of Wormald Green at the top of the hill turn right into Station Road, signposted Burton Leonard. Continue into the village and down the hill where the property can be found on the right hand side by the red telephone box and facing on to the village green.

Old Post Office, Burton Leonard

£525,000

MYRINGS
Harrogate's Leading Family Estate Agent



This magnificent period cottage presenting high quality throughout and located in the heart of the village looking on to the village green, offers exceptional living space and three double bedrooms.

Fronted by an attractive stone flagged patio garden set behind a low stone wall with wrought iron railings, the accommodation opens to the entrance porch with polished wooden flooring that extends into the beautiful formal dining room which is arranged around a feature fireplace. Leading off the dining room is an impressive, sociable kitchen presenting stylish units with quartz work surfaces including the central island, bespoke breakfast bar, and space for a lounging area. There is a separate practical utility room which provides access to a guest w/c, and from the kitchen there is a rear external door. The large living room is spacious enough to have a study area and sitting room in front of the feature fireplace. A hidden door provides internal access to the garage store with parking space in front. To the first floor the central landing branches to a house bathroom with bathtub and

separate shower enclosure, and three excellent double bedrooms, the principal bedroom having separate dressing room and en-suite bathroom with feature bathtub and traditional vanity unit.

Located in the heart of the desirable village of Burton Leonard which offers amenities such as a local shop/post office, two excellent public houses and a primary school. The nearby city of Ripon is only a ten minute drive away which is known for its impressive Cathedral, Race Course and for those who enjoy theme parks, Lightwater Valley. Located at the gateway to the Yorkshire Dales which is renowned for its outstanding natural beauty, other places of note on the doorstep include Fountains Abbey, Studley Roger and the Newby Hall Estate. The fashionable Spa town of Harrogate is 10 miles to the South which is well known for its boutique shopping, fine restaurants and cafes, and recreational facilities. Harrogate also has a railway station from where regular services run to the mainline stations of Leeds and York. The A1M is only 8.6 Miles which links into the national motorway network, and Leeds Bradford International Airport is 20 miles.



Bus
1 minute by foot



Main Roads
A1M 8.6 miles



Train
Knaresborough 5.6 miles



Airport
Leeds Bradford 20 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band F

Tenure
Freehold