



Dove House, Station Lane, Burton Leonard, HG3 3RU  
£695,000

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## Description

A most attractive stone built double fronted detached family home of recent construction in 2007 finished to exacting standards, with numerous quality appointments located in this popular village location.

The property has some delightful features, including oak panelled internal doors and handrails, a bespoke quality kitchen having integrated appliances including an Aga range cooker and good quality bathrooms.

An undoubted feature of the property is its delightful position with the large patio to the rear, facing south and backing onto open fields. To the front of the property is a large private, walled and gated front garden that provides ample parking and turning space for numerous vehicles.

Dove House is situated on the edge of the much sought after village of Burton Leonard. The village supports the usual amenities, including post office/general store, public house, primary school and church. There is a childrens park and tennis courts and also a bowling club.





The location is convenient with easy access being gained to the A1(M), the city of Ripon and Spa town of Harrogate. There are school busses feeding the local schools, Ripon Grammar, Boroughbridge High, Harrogate Grammar and St Aiden's amongst others.

### **Tenure**

Freehold.

### **Council Tax**

We have been advised by the Harrogate Borough Council that the property is in Band F for the purpose of Council Tax.

### **Services**

All mains services are connected to the property.

### **Directions**

Take the A61 out of Harrogate towards Ripon. At Wormald Green, at the brow of the hill on the corner, turn right signposted Burton Leonard. Follow the road, station lane, into Burton Leonard and the property is located after the third lamp post on the right hand side opposite Sunnyside gardens.

### **Details Produced**

6<sup>th</sup> May 2022.

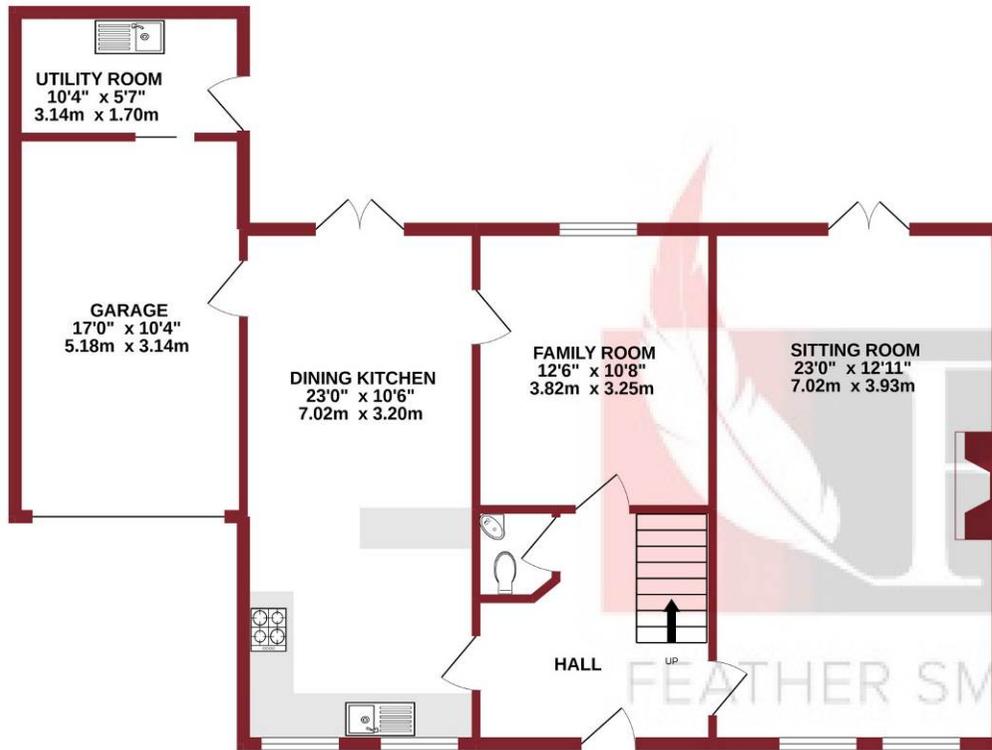




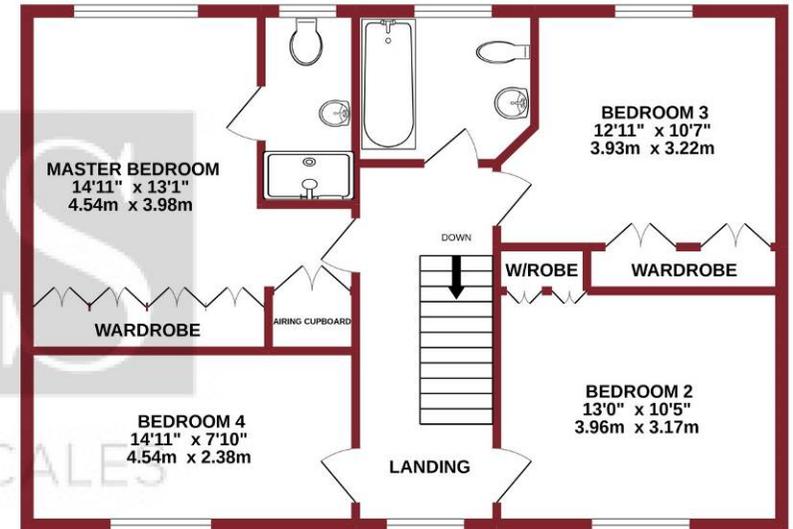




**GROUND FLOOR**  
1009 sq.ft. (93.7 sq.m.) approx.



**1ST FLOOR**  
784 sq.ft. (72.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1793 sq.ft. (166.6 sq.m.) approx.**

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