



3 Meadow Court, Burton Leonard, Harrogate, HG3 3RT

A beautifully presented and deceptively spacious three bedroom home in the sought-after village of Burton Leonard, offering stylish, light-filled and versatile accommodation throughout. Finished to a high standard and ready to move straight into, the property combines modern living with attractive outdoor space and excellent practicality.

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

Guide Price: £375,000

- Immaculately maintained and truly turnkey throughout
- Spacious and flexible layout ideal for families, guests or home working
- Attractive outdoor areas including beautifully presented front garden and rear patio
- Private parking plus garage and additional storage options
- Peaceful village setting with pleasant communal green outlook



General remarks

An exceptional opportunity to acquire this immaculately presented and deceptively spacious three-bedroom end-terrace property, situated within the highly regarded village of Burton Leonard. Beautifully maintained and finished to a high specification throughout, this impressive home offers generous, light-filled accommodation and is genuinely turnkey ready for its new owners.

Upon entering, the welcoming entrance hall leads into a bright and spacious lounge/diner, featuring a large window and French doors opening onto the rear patio. From here, there are wonderful views across the beautifully maintained communal gardens, providing an attractive green outlook without the upkeep.

The modern kitchen/breakfast room is both stylish and practical, offering an excellent range of contemporary fitted units, integrated appliances and ample workspace, together with space for a breakfast table.

Completing the ground floor is a modern shower room, adding further convenience to this thoughtfully designed home.

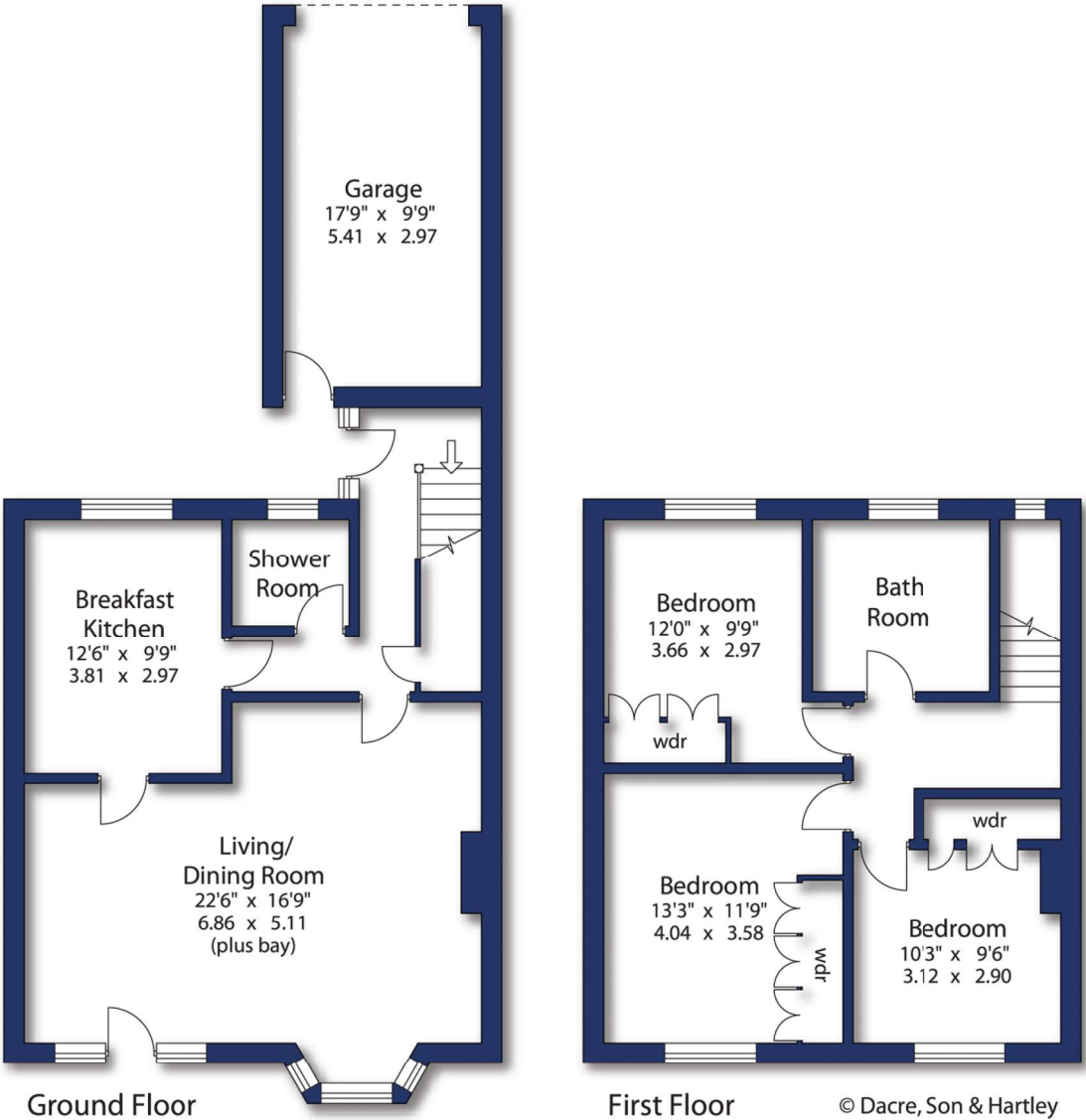
To the first floor are three well-proportioned double bedrooms, each providing excellent flexibility for family living, guests or home working, alongside a modern and stylish house bathroom.

Externally, the property continues to impress. The front garden has been thoughtfully presented to create a charming and tranquil setting, while the rear patio provides the perfect space for outdoor dining and entertaining. Beyond this, the beautifully maintained communal gardens create a wonderful outlook and provide a peaceful environment to enjoy, without the responsibility and time commitment of maintaining them yourself.

The property also benefits from a garage, providing useful additional storage and parking.

This is a superb high-specification, turnkey home, offering spacious and versatile accommodation in a desirable village setting. With its excellent presentation, generous proportions, ample parking, garage and delightful communal gardens, early viewing is highly recommended.

Floorplans



 Mortgage
Advice Bureau

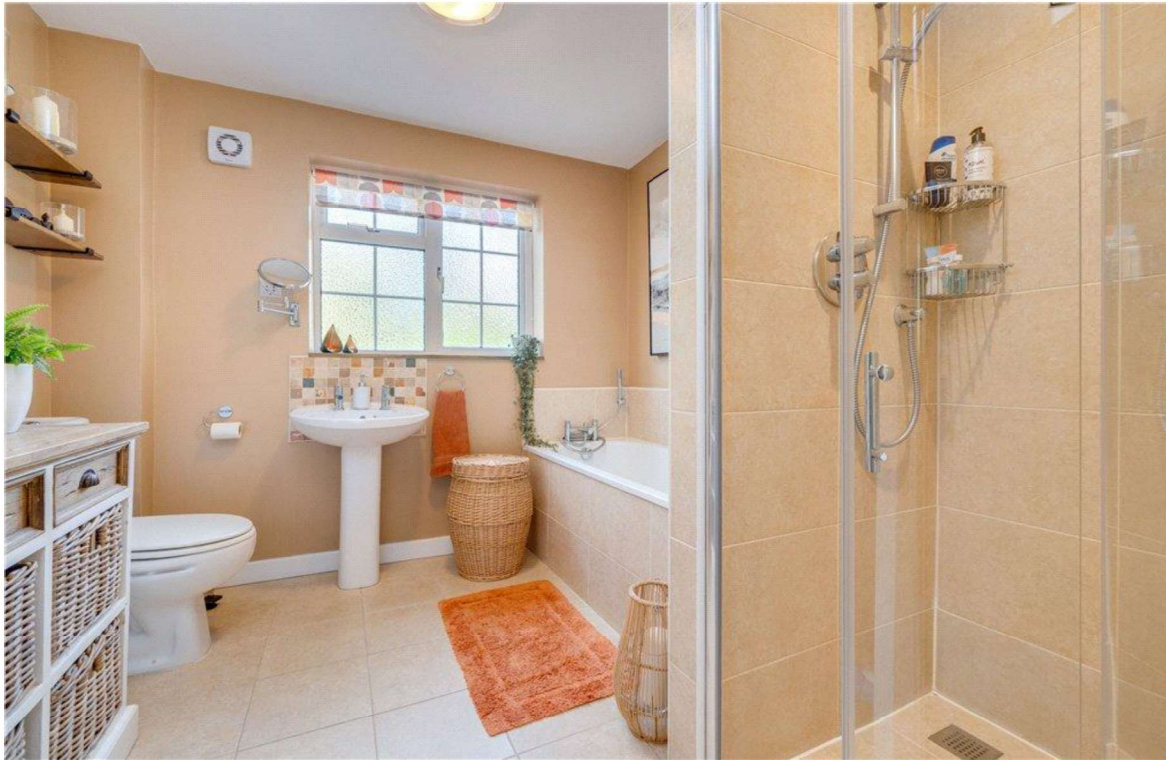
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Contact us



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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Share of Freehold
- Mains gas, electric, water and drainage. Domestic heating is gas.
- Off road parking and garage. Additional access to visitors car park

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: RIP260182