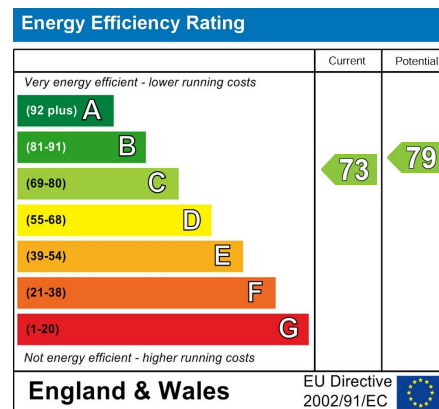


Floor Plan



Energy Performance Certificate



Directions

Proceed from Harrogate towards Ripon and follow the signs into Burton Leonard. Coming down the hill into the village passed a village store and turn first left on to Straight Lane and continue down turning right into Birkhills where no 9 is easily found by a Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£775,000

North Alders 9 Birkhills, Burton Leonard, Harrogate, North Yorkshire, HG3 4 Bedroom House - Detached 3SF

A beautifully presented extended detached family home that occupies a generous corner plot with established gardens located in this ever popular village between Harrogate and Ripon. No chain involved.



HOPKINSONS  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

This well proportioned house features a covered entrance porch, reception hall with concealed radiator and guest toilet, study, spacious lounge with windows to two sides and a feature fireplace with an inset log burning stove. There are retractable doors that lead to a recently extended garden room with atrium which is currently used as a gymnasium but could be a playroom or additional living area.

Forming one of the main features of the house is an open plan, living family kitchen with snug / sitting area with double opening doors that lead to the rear enclosed gardens. The spacious kitchen with underfloor heating from the main central heating system features a wide semi circular granite island which forms a breakfast area with integrated Bosch dishwasher, base cupboards and drawers, five ring gas hob with extractor fan over, there is a matching range of base cupboards and drawers with inset electric double oven incorporating a grill, larder units, double Belfast sink and an integrated fridge. Additionally there is a spacious utility room with a concealed Worcester gas fired central heating boiler, a freestanding hot water cylinder, inset Belfast sink, space for washing machine, dryer and a separate freezer. A door leads into a very useful store area with a side entrance door and a remote-controlled up and over door to the driveway.

There is a solid oak floor to the reception hall, study and snug area.

At first floor, there is a spacious landing area with a passage leading to a generous master bedroom with a good range of fitted wardrobes and eaves storage areas. There is a stunning updated luxury ensuite bathroom with electric underfloor heating featuring a clawfoot bath and a walk-in shower cubicle.

To the other end of the house is a guest bedroom with luxury updated ensuite shower room with electric underfloor tiled heating. There are two further double bedrooms and a very spacious updated house bathroom with electric underfloor tiled heating, bath and separate walk-in shower.

There are well maintained and enclosed gardens which at the rear offer extensive South facing flagged patio areas with a pleasant sitting area ideal for entertaining. There is a stone barbecue and worktop. A private entrance gate leads into a lawn garden area with a gravel path that leads to a useful garden shed. There are flagged walkways leading to the rear of the property and a useful log store.

The property features an ample private tarmac hardstanding offering parking for several vehicles.

