



**FAIRVIEW**

Burton Leonard, Near Harrogate

**Carter Jonas**



## **FAIRVIEW, COPGROVE ROAD, BURTON LEONARD, HG3 3SJ**

Harrogate – 9 miles

Ripon – 6 miles

York – 22 miles

A1(M) – 5 miles

Reception hall · Cloakroom · Sitting room · Family room  
Superb everyday living kitchen · Utility room · Landing  
Principal bedroom, walk in wardrobe and an en suite bathroom · Guest bedroom with an en suite shower room · Three further double bedrooms arranged over two floors – two with en suite shower rooms and one with a walk in wardrobe · Large games room/home office · Electrically operated gated entrance  
Double garage · Ample additional parking · Lovely south facing garden to the rear · Greenhouse · Superb views · Discreet yet convenient village setting · Quality specification throughout and highly energy efficient

Fairview occupies an appealing position, nicely tucked away yet within a short walk of the centre of this popular village. The village is extremely well equipped with a post office/general store, public house, two village halls, a church, a popular primary school and a number of sports clubs. The spa town of Harrogate and the cathedral city of Ripon are both within easy reach where there is a full range of everyday facilities. There is easy access to the A61 and the A1(M) making the commercial centres to both the north and south within comfortable daily travelling distance.

The accommodation is arranged over three floors and includes a spacious reception hall, cloakroom, sitting room, separate family room, a superb fully fitted living kitchen and a utility room. On the first floor is the principal bedroom which has double doors leading to a balcony together with a walk in wardrobe and an en suite bathroom and two additional double bedrooms, each with en suite facilities.

**A FANTASTIC MODERN DETACHED PROPERTY OFFERING IMMACULATELY PRESENTED ACCOMMODATION IDEAL FOR EVERYDAY FAMILY LIVING AND ENTERTAINING, ENJOYING SUPERB SOUTHERLY VIEWS AND OCCUPYING A LOVELY POSITION WITHIN A SHORT WALK OF THE CENTRE OF THIS POPULAR AND CONVENIENTLY LOCATED VILLAGE, BETWEEN HARROGATE AND RIPON.**



One of the bedrooms is currently used as a dressing room and has a full range of fitted furniture. On the second floor are two further double bedrooms, one has an en suite shower room and the other a walk in wardrobe, which could easily be converted into an en suite facility.

Outside, the property is approached via electrically operated entrance gates (shared with the neighbouring property) with a large double garage which has a useful games room/home office above. There is ample additional parking in front of and to the side of the garage. There is a lawned front garden with a further garden to the rear from where lovely views are enjoyed. The garden faces due south and is arranged with outdoor entertaining very much in mind. There is a large split level flagged terrace with well stocked borders, lawned areas

and stone boundary walls.

## ADDITIONAL INFORMATION

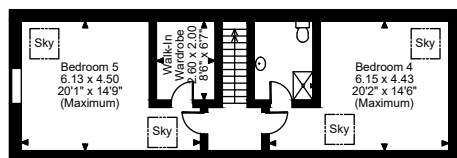
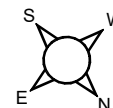
**Viewing:** Strictly by appointment through the selling agents Carter Jonas – 01423 523423.

**Directions - HG3 3SJ:** From Harrogate proceed on the A61 towards Ripon. At the crest of the hill in Wormald Green, turn right signposted to Burton Leonard. In the centre of the village turn right, passing the Royal Oak public house. A short distance along the drive leading to Fairview is on the right. Proceed up the drive, through the electric gates and Fairview is the property on the left.

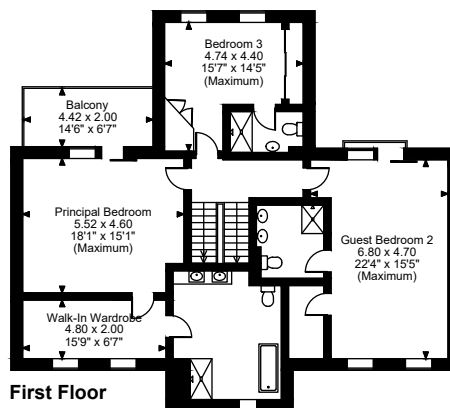




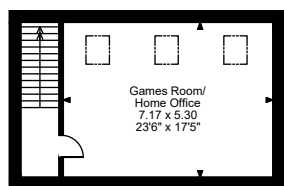
**Fairview, Burton Leonard**  
**Approximate Gross Internal Area**  
**Main House = 4,053 sq ft / 377 sq m**  
**Double Garage = 612 sq ft / 57 sq m**  
**Total = 4,665 sq ft / 434 sq m**



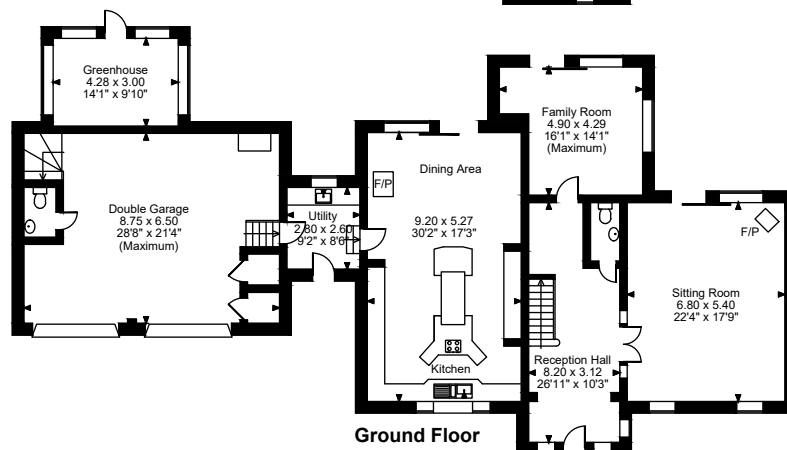
**Second Floor**



**First Floor**



**Floor Above Garage**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		









**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

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