

EPC RATING: B

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B	86	89	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

APPROXIMATE DISTANCES

Town Centre	5.5 miles
Railway Station	4.3 miles
Bus Route	60 metres
Airport	20 miles



LINKS TO 360° TOUR
<https://goo.gl/KAtQQH>



9 Albert Street, Harrogate
 North Yorkshire HG1 1JX
 Sales: 01423 503076
 Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

PART EXCHANGE AVAILABLE



**FAIRVIEW
COPGROVE ROAD, BURTON LEONARD**

**£995,000
CHAIN FREE**

A fabulous opportunity to purchase this recently constructed, stone built property, forming part of a unique, gated location, comprising only two properties and being adjacent to open countryside.

The property has been individually designed and offers extremely spacious and versatile accommodation, extending to approximately 4,600 sq ft, with today's lifestyle very much in mind.

The property truly warrants an internal inspection to appreciate the beautifully presented accommodation, which is laid out over three floors, has high quality fittings and fixtures throughout and benefits from a 10 year building warranty.

Comprising, on the ground floor: Extremely large, welcoming entrance hall with magnificent oak and glazed staircase with stone feature wall below, cloakroom, magnificent living room with large picture window overlooking the rear gardens, family room with double opening doors, a truly stunning fully fitted and integrated breakfast



5 BEDROOMS

2 RECEPTION ROOMS

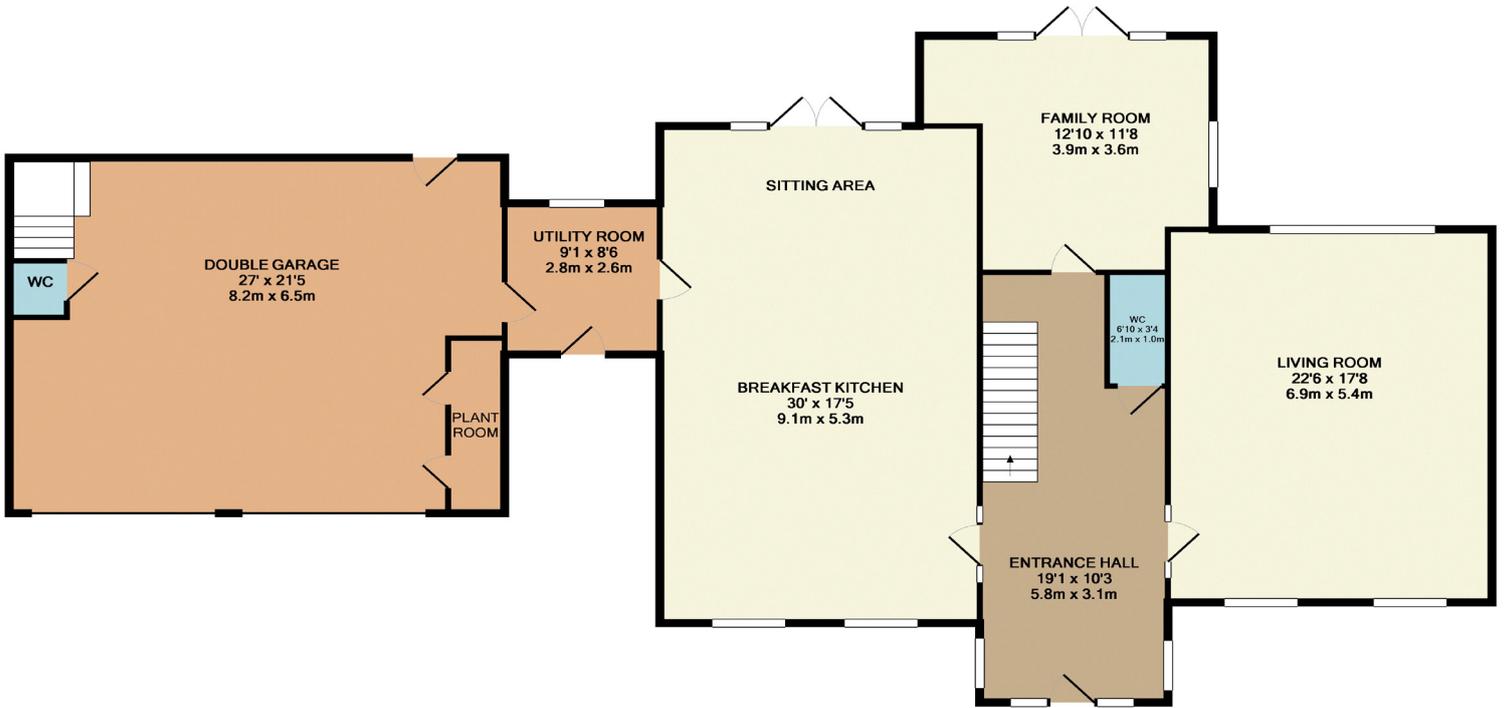
4 BATHROOMS

kitchen with sitting area and utility room with access to the attached double garage with separate wc and staircase to a large home office, which has the benefit of plumbing for a further bathroom, subject to the buyers requirement. This would be ideal as an au-pair suite, guest suite or further accommodation.

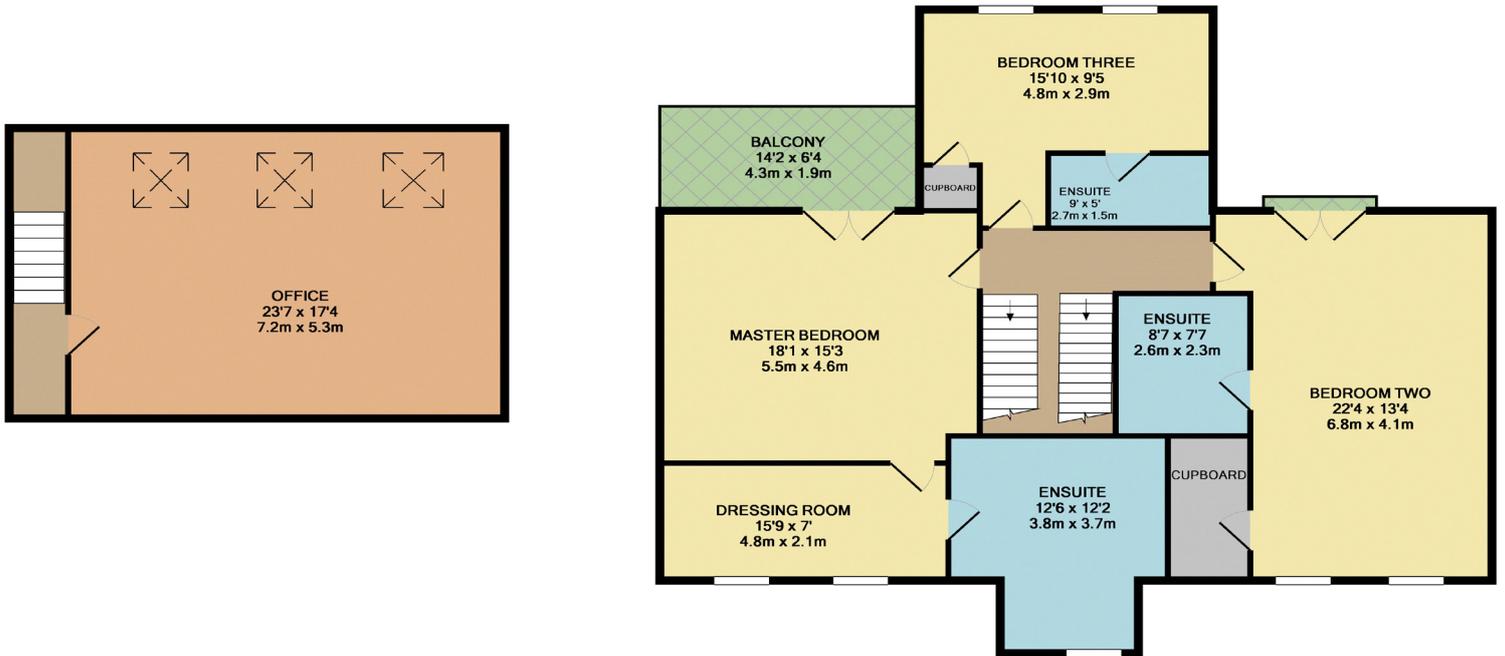
The first floor comprises: The master bedroom has a spacious sitting area with doors leading to a good sized balcony with far reaching views, large dressing room and beautifully appointed en-suite bathroom with walk through shower, two further double bedrooms with en-suite facilities.

The second floor comprises: Two further bedrooms, one with en-suite dressing room and the other and en-suite shower room.

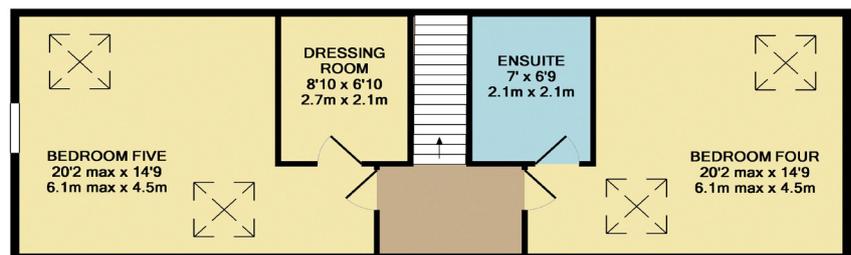




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Floor Area Approximately 4,600 sq ft

Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

The property is approached via secure, electric gates leading to a large block paved driveway with off street parking for two vehicles and access to...

DOUBLE GARAGE **27' x 21'5"**

FIRST FLOOR OFFICE **23'7" x 17'4"**

A small front garden area gives access to the side of the property.

To the rear of the property is a good sized flagged patio with barbecue area and sitting and dining areas. Steps lead to a lawned garden area with well stocked borders and stone boundary walls. The rear garden adjoins open fields.

DIRECTIONS - HG3 3SJ

From Harrogate take the A61 Ripon Road, pass through Killinghall and at Ripley roundabout take the Ripon exit. Follow the road through South Stanley and at the top of the hill turn right towards Burton Leonard (Station Lane). Copgrove Road is then a turning on the right where Green Meadows is situated on the left hand side.

Burton Leonard is a popular village situated between Harrogate and Ripon, with many amenities including public house, village shop with post office, school and village green. The location is ideal for those commuting in the A1(M) corridor.

COUNCIL TAX

The property has been paced in band G.

TENURE

The tenure of the property is freehold.



INSIDE

GROUND FLOOR

Entrance Hall	19'1" x 10'3"
Cloakroom	6'10" x 3'4"
Living Room	22'6" x 17'8"
Family Room	12'10" x 11'8"
Breakfast Kitchen	30' x 17'5"
Utility Room	9'1" x 8'6"

FIRST FLOOR

Landing	
Master Bedroom	18' x 15'2"
Balcony	14'2" x 6'4"





En-suite Dressing Room	15'9" x 7'
En-suite Bathroom	12'6" x 12'2"
Bedroom Two	22'4" x 13'4"
En-suite Shower Room	8'7" x 7'7"
Bedroom Three	15'10" x 9'5"(min)
En-suite Shower Room	9' x 5'

SECOND FLOOR

Bedroom Four	20'2" (max) x 14'9"
En-suite Shower Room	9' x 6'9"
Bedroom Five	20'2" (max) x 14'9"
En-suite Dressing Room	8'10" x 6'10"



