



VERITY
FREARSON

5 OAKDALE GLEN, HARROGATE, HG1 2JY

£495,000

5 OAKDALE GLEN,

Harrogate, HG1 2JY

A fantastic opportunity to purchase a four-bedroom detached property which is situated in this delightful quiet position set back from Oakdale Glen and adjoining Oakdale Golf Course. The property is within the catchment area of popular primary and secondary schools.

The property provides spacious and flexible accommodation and has an attractive garden, driveway and double garage. On the ground floor there are two reception rooms plus a kitchen and conservatory and a downstairs double bedroom and WC. On the first floor there are three further bedrooms plus a house bathroom and en-suite shower room.

The property occupies a super position tucked away in a quiet location set back from Oakdale Glen. There is an attractive and good-sized garden with an open aspect over the adjoining golf course.



Sitting Room · Dining Room · Kitchen · Conservatory · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Attractive Gardens







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With fitted cupboard and under-stairs cupboard.

SITTING ROOM

A bright and airy reception room with windows to three sides. Fireplace with living flame gas fire.

DINING ROOM

A further reception room with window to rear. Exposed brick feature wall.

KITCHEN

With a range of wall and base units. Electric hob with extractor hood above and integrated double oven. Integrated fridge and dishwasher and plumbing for washing machine. Window to front and door to side.

CLOAKROOM

With WC and washbasin set within a vanity unit. Window to side.

CONSERVATORY / FAMILY ROOM

Providing a further living area with windows and glazed doors overlooking the garden.

BEDROOM 2

A double bedroom with window to rear.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

EN-SUITE

A modern suite with WC, basin and large walk in shower. Window to side and heated towel rail.

BEDROOM 3

A double bedroom with window to rear.

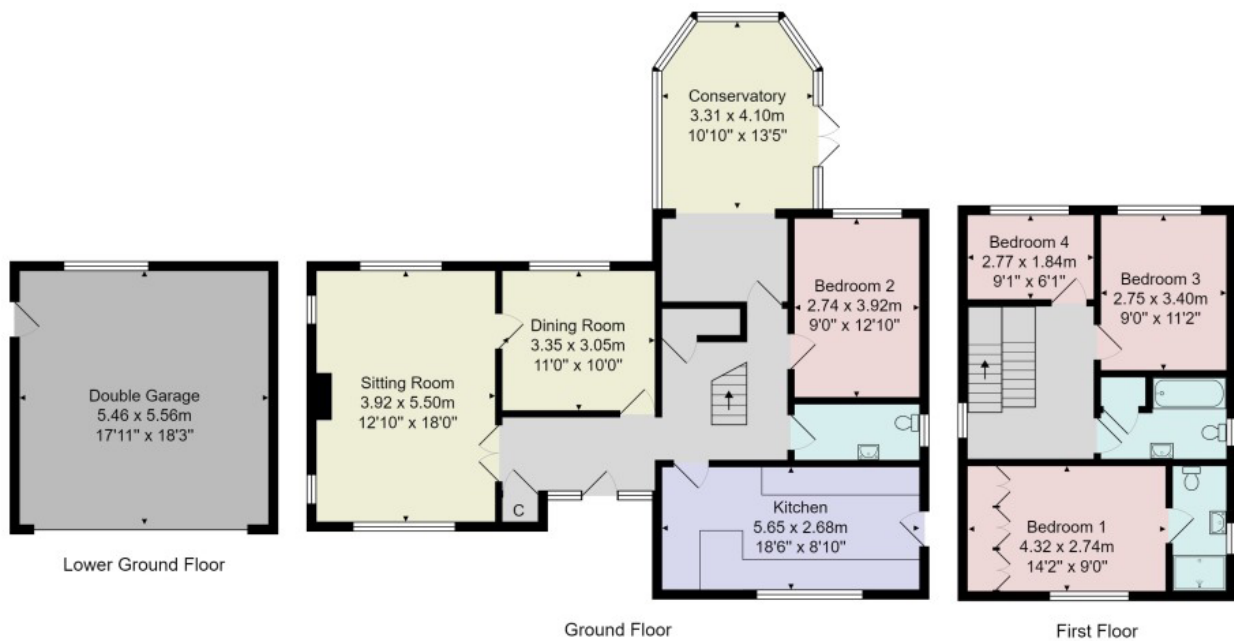
BEDROOM 4

A further bedroom with window to rear.

BATHROOM

A modern white suite with WC, washbasin and bath with shower above. Window to side, heated towel rail and fitted cupboard.

FLOOR PLAN



Total Area: 146.2 m² ... 1573 ft² (excluding double garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

A drive provides parking and leads to the double garage. To the rear is an attractive garden with extensive paved sitting areas and well-stocked borders and lawn.

Location

Oakdale Glen is a quiet street situated within the prestigious Duchy estate, close to Oakdale golf course, David Lloyd Health Club and within walking distance of Harrogate town centre.

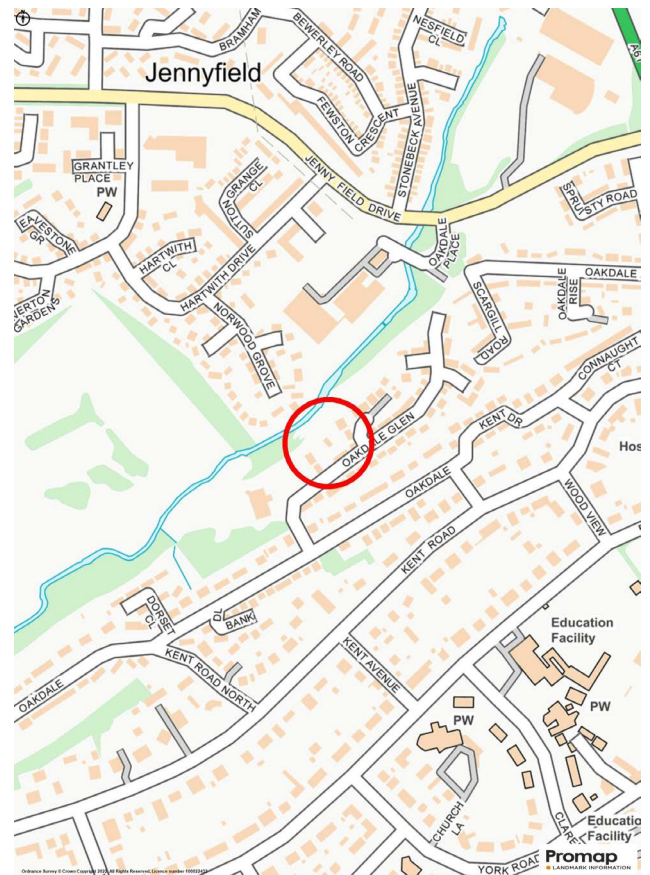
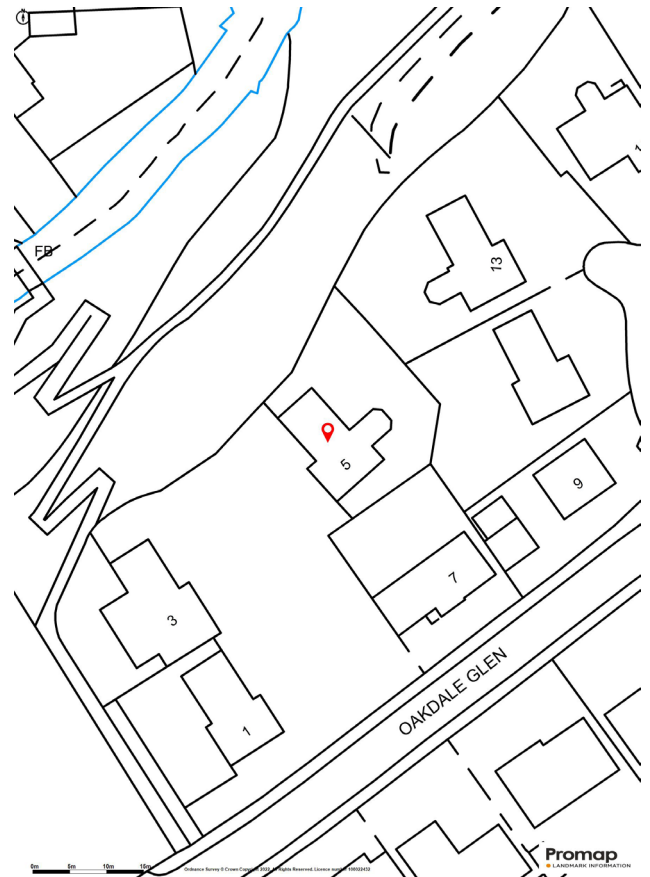
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
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