



VERITY  
FREARSON

6 OAKDALE GLEN, HARROGATE, HG1 2JZ

£575,000

## 6 OAKDALE GLEN,

*Harrogate, HG1 2JZ*

**A fantastic opportunity to purchase an attractive detached bungalow which has been substantially extended to provide spacious, flexible accommodation with four bedrooms, including a self-contained annexe, with good-sized garden, two driveways and garage, situated on the sought-after Duchy estate.**

The spacious accommodation is arranged with the main house having three bedrooms including a master bedroom with en-suite and dressing room, together with a modern house bathroom, modern kitchen, sitting room and dining room. To the rear of the property there is an annexe which has a private entrance and provides a sitting room, kitchen, bedroom and bathroom. The annexe is ideal for those who have a dependent relative or could simply be used to provide additional living space to the already substantial bungalow. The property has the advantage of two driveways, one of which leads to a single garage and to the rear of the property there are attractive gardens.

The property is situated in this most desirable location within the Duchy estate and is within easy walking distance of Harrogate town centre.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

3 Bedrooms · En-Suite Shower Room · House Bathroom

Annexe Accommodation - Living Space · Kitchen · Bedroom · En-Suite Bathroom

Ample Parking On Two Driveways · Garage · Lawned Gardens · Summerhouse







## ACCOMMODATION

### RECEPTION HALL

With fitted cupboards and access to the loft.

### CLOAKROOM

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

### SITTING ROOM

A spacious reception room with a window to front and attractive fireplace with living-flame gas fire.

### DINING ROOM

A further reception room with windows and glazed doors leading to the garden. Glazed doors lead to the annexe.

### KITCHEN

With a range of wall and base units with granite worktop. Integrated appliances including electric hob, oven, microwave and fridge / freezer.

### BEDROOM 1

a double bedroom with window to front. Dressing area with fitted wardrobes and window to side.

### EN-SUITE SHOWER ROOM

A modern white suite with WC, basin and shower. Tiled walls and floor, window to rear and heated towel rail.

### BEDROOM 2

A double bedroom with window to rear and fitted wardrobes.

### BEDROOM 3

A further good-sized bedroom with window to rear.

### HOUSE BATHROOM

A modern white suite with WC, washbasin, bath and separate shower. Heated towel rail and window to front.

### ANNEXE ACCOMMODATION

To the rear of the property there is a potential self-contained annex with separate entrance, or simply an additional living space which can be accessed from the main bungalow. Within the separate annex there is the following accommodation -

### LIVING SPACE

A large reception room with a glazed door leading to the garden.

### KITCHEN

Kitchen with fitted wall and base units, electric hob and double oven. Washing machine and tumble dryer. Window to front.

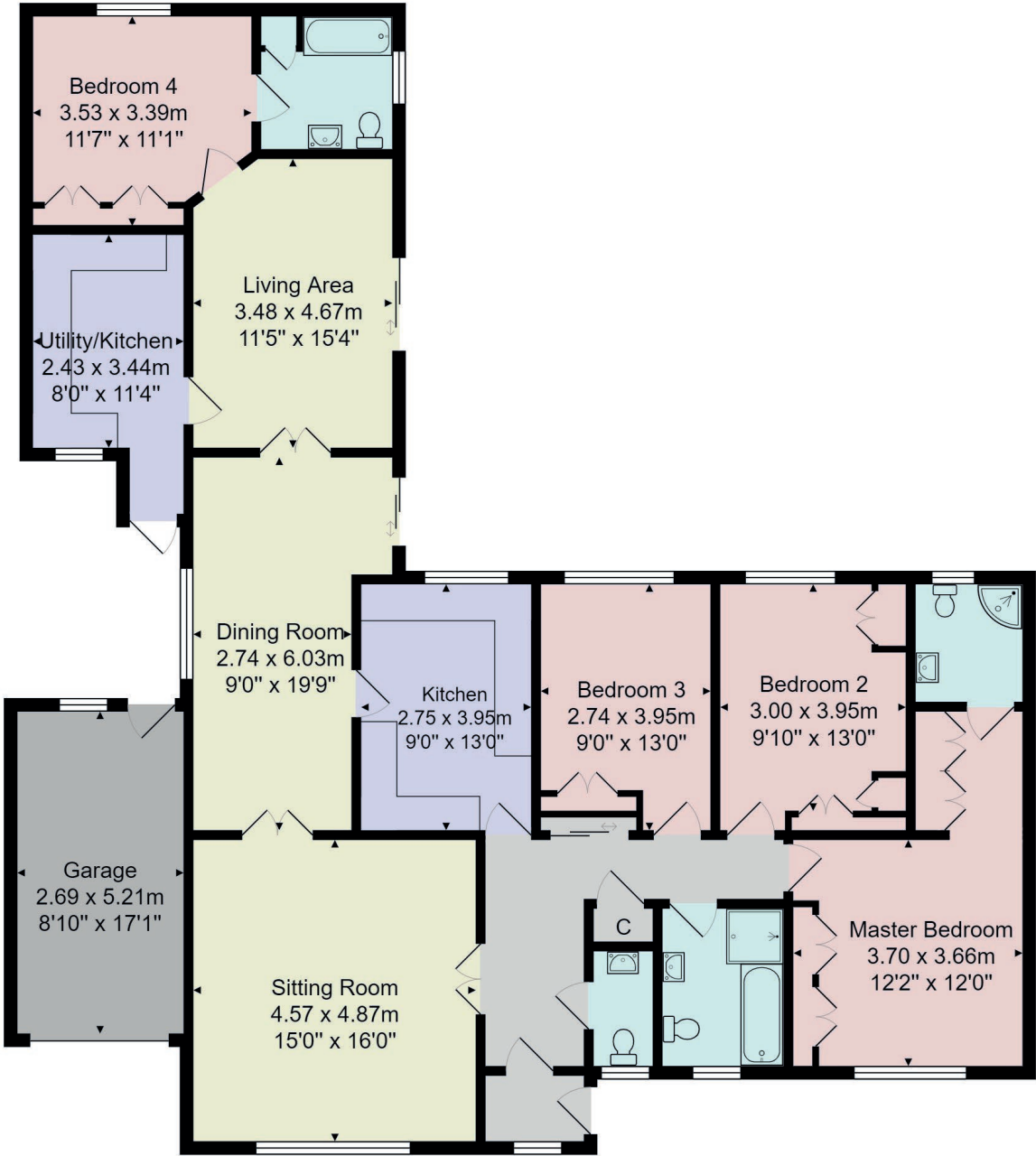
### BEDROOM

A double bedroom with fitted wardrobes and windows to rear.

### EN-SUITE BATHROOM

With WC, washbasin, and bath with shower above. Airing cupboard and window to side.

# FLOOR PLAN



Total Area: 161.9 m<sup>2</sup> ... 1742 ft<sup>2</sup> (excluding 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 off-road parking. To the rear of the property there is a good-sized and attractive lawned garden with well-stocked borders, patio and summerhouse.

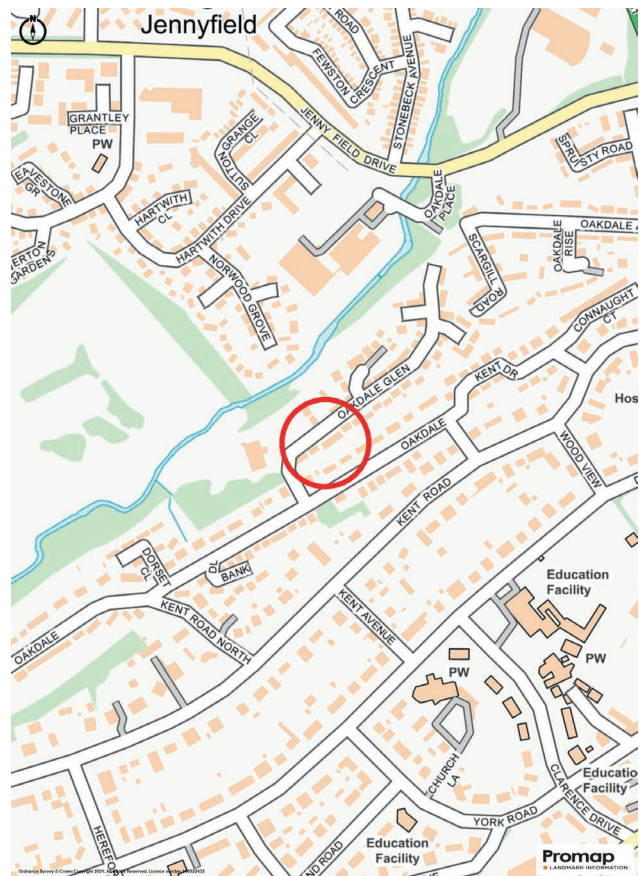
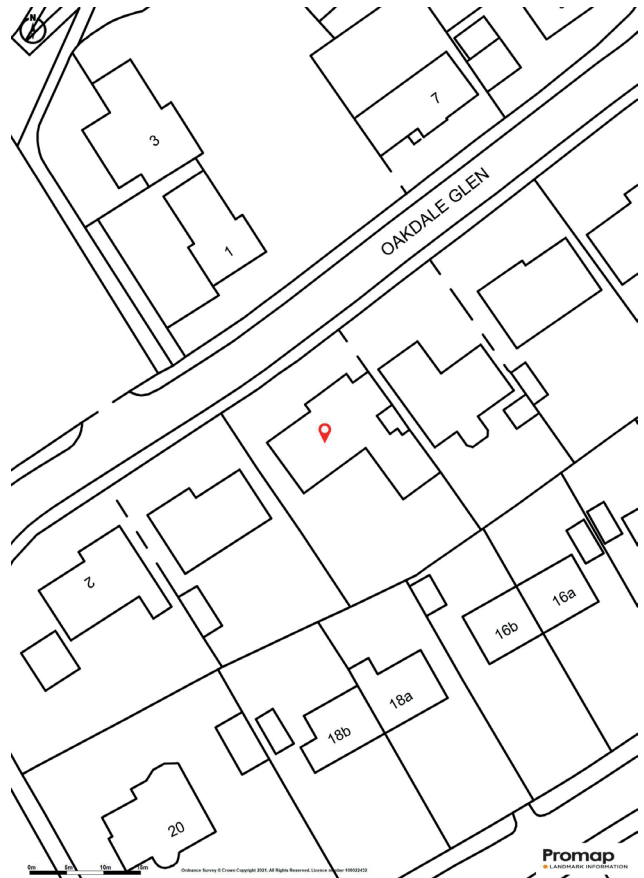
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92-100) A                                  |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         | 67      | 68        |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92-100) A  |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         | 68      | 76        |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

**Harrogate**

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