



VERITY
FREARSON

39 OAKDALE, HARROGATE, HG1 2LW

OFFERS OVER £575,000

39 OAKDALE,

Harrogate, HG1 2LW

A rare opportunity to purchase a four-bedroom detached property in this delightful elevated position, enjoying an attractive outlook towards Oakdale golf course, within a prestigious location on the Duchy estate and just a short walk from Harrogate town centre.

This super property has been well maintained by the current owners but now offers buyers a fantastic opportunity to update and modernise, and potentially extend, the accommodation to suit their own requirements. The accommodation currently comprises a reception hallway on the ground floor, together with two reception rooms, a well-equipped kitchen, utility room and downstairs shower room. Upstairs, there are four good-sized bedrooms and the house bathroom. A driveway to the front of the property provides off-road parking and leads to the garage with electric up-and-over door. To the rear of the property there is an attractive lawned garden with paved sitting area.

The property is situated in a delightful position within the heart of the prestigious Duchy estate. Whilst the property is close to countryside, it is also within easy walking distance of the amenities of Harrogate town centre.

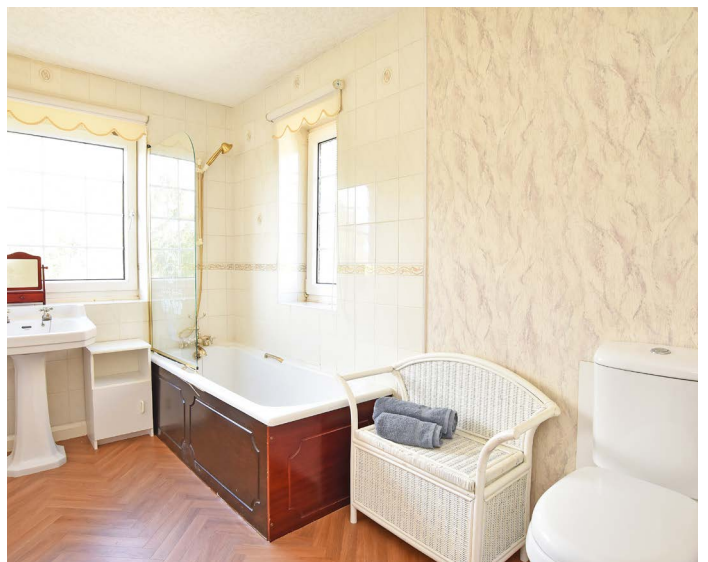
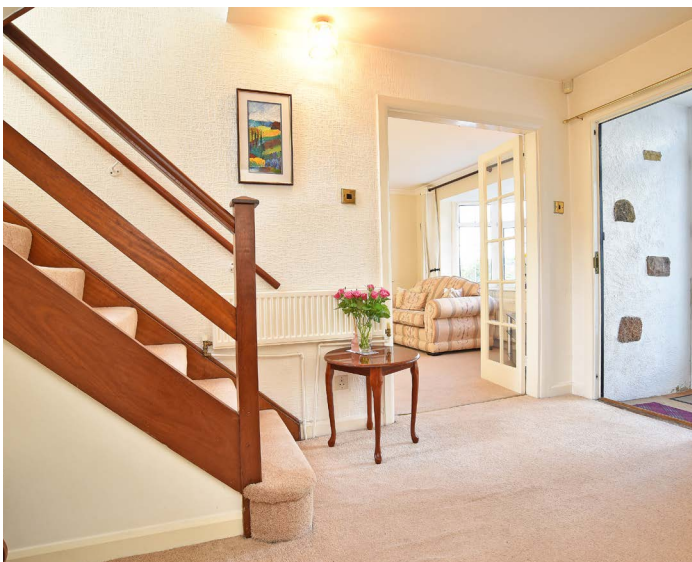


2 Reception Rooms · Kitchen · Utility Room

4 Bedrooms · Bathroom · Shower Room

Ample Off-Road Parking · Garage · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

Leads to -

SPACIOUS RECEPTION HALL

SITTING ROOM

A large reception room with bay window to front and glazed sliding doors lead to the garden. Attractive fireplace with electric fire.

DINING ROOM

A further reception room with window to front.

KITCHEN

With a range of wall and base units with a point for a cooker. Window and glazed door to side.

UTILITY ROOM

With fitted units, space for appliances and window to side.

SHOWER ROOM

A white suite with WC, washbasin and shower. Heated towel rail and window to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and bay window overlooking the rear garden.

BEDROOM 2

A further large double bedroom with windows to front and rear and access to eaves storage.

BEDROOM 3

A double bedroom with window to side.

BEDROOM 4

A further bedroom with windows to front and side.

BATHROOM

With WC, washbasin, and bath with shower above. Windows to front and side and heated towel rail.

FLOOR PLAN



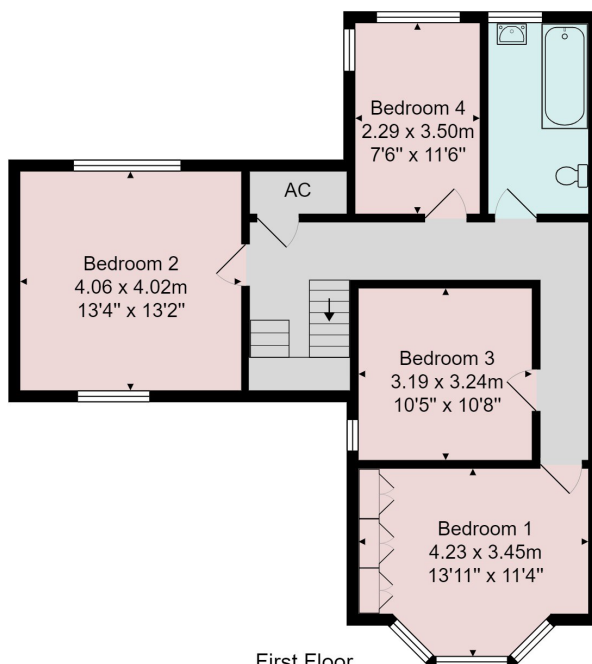
Ground Floor

Total Area: 153.1 m² ... 1648 ft² (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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First Floor

Outside

A driveway to the front of the property provides off-road parking and leads to a single garage with electric door. To the rear there is an attractive lawned garden with mature well-stocked borders and a paved sitting area.

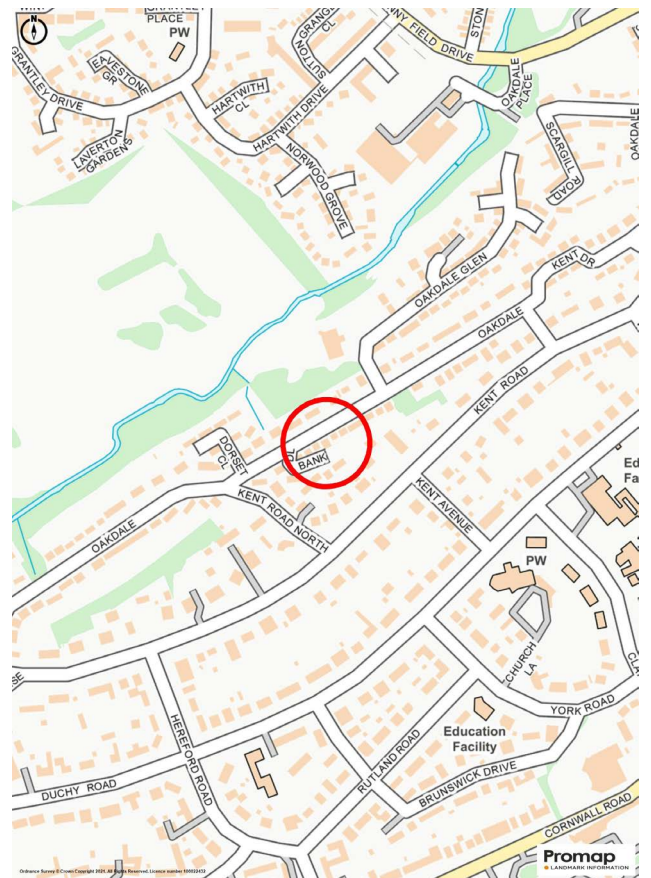
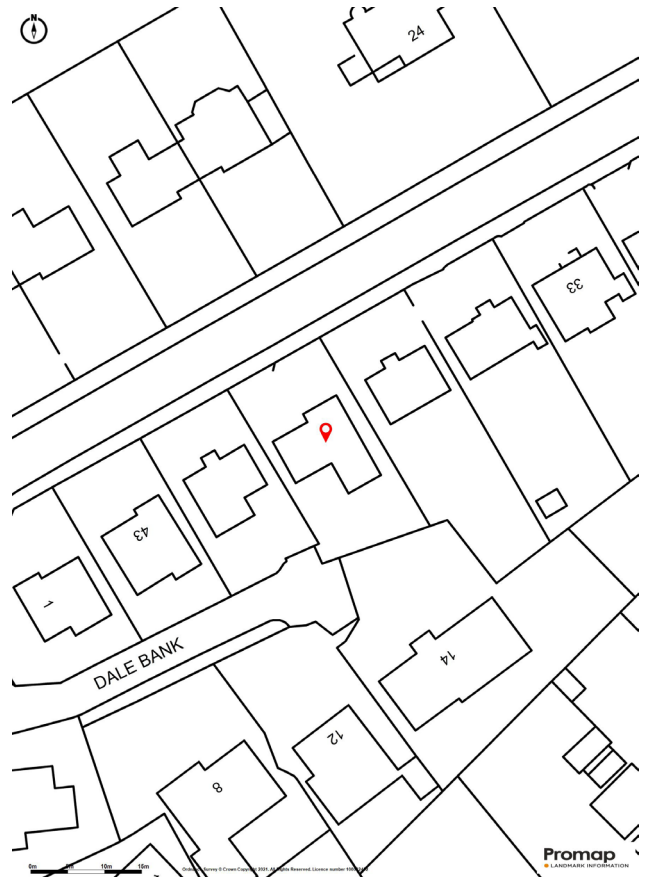
Services

All mains services connected .

Tenure

Freehold

Council Tax Band - G



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

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

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