



16b Oakdale, Harrogate, North Yorkshire, HG1 2LL

£475,000

Guide Price

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A fantastic opportunity to purchase a three-bedroom semi-detached property occupying a generous plot in this delightful position in a quiet position within the prestigious Duchy estate and just a short walk from Harrogate town centre.

This super property offers well-presented accommodation comprising a reception hallway on the ground floor, together with a reception room, large dining kitchen and downstairs cloakroom. Upstairs, there are three good-sized bedrooms and the house bathroom. There is also access to a roof terrace from the first-floor landing. A driveway to the front of the property provides off-road parking and 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.





GROUND FLOOR

SITTING ROOM

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

DINING KITCHEN

A large dining kitchen with dining area with windows and glazed doors overlooking the garden. Range of wall and base units with gas hob, double oven, integrated dishwasher and space for appliances.

CLOAKROOM

With WC, washbasin, window to side and fitted cupboards.

FIRST FLOOR

LANDING

A spacious landing with a glazed door leading to a roof terrace.

BEDROOM 1

A double bedroom with window to front and fitted wardrobe.

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A further bedroom with window to front and fitted cupboard.

BATHROOM

With WC, washbasin, bidet and shower above the bath. Windows to rear.

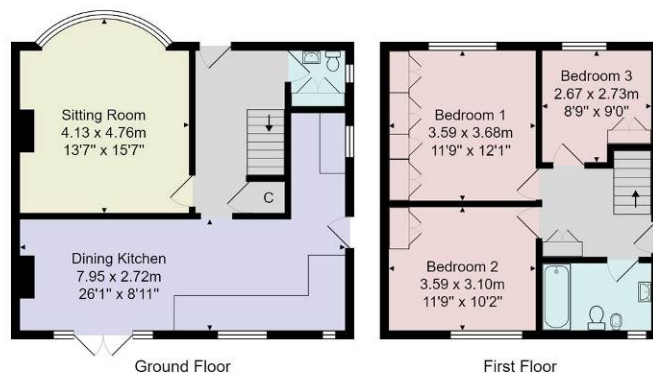
OUTSIDE

The property occupies a generous plot with lawned front garden and planted borders and rear garden with lawn and paved sitting area. A drive provides ample off-road parking. There is a roof terrace which provides a further potential outdoor sitting area.

Tenure - Freehold

Council Tax Band - E





Total Area: 100.2 m² ... 1078 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating	
Less energy efficient - lower running costs	Current
A	
B	
C	
D	
E	
F	
G	
More energy efficient - higher running costs	Potential
	73
	59
EU Directive 2002/91/EC	
England & Wales	
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