



VERITY
FREARSON

42 OATLANDS DRIVE, HARROGATE, HG2 8JR

GUIDE PRICE £1,575,000

42 OATLANDS DRIVE,

Harrogate, HG2 8JR

A fantastic opportunity to purchase this very spacious and beautifully presented five-bedroom detached property offering accommodation extending to over 4,500 square feet, situated in this prime south Harrogate location.

This excellent property has been recently extended and modernised to a high standard to provide particularly generous accommodation, together with attractive gardens and double integral garage. On the ground floor, a large reception hallway welcomes you to the property and gives access to the two main reception rooms, a study, cloakroom and an impressive open-plan living kitchen, which has skylight windows and bi-folding doors leading to the garden. There is also access to a utility room and the large integral garage. Upstairs, there are five bedrooms, including an impressive master bedroom with vaulted ceiling, dressing room and en-suite shower room. In total, there are three en-suite shower rooms plus a house bathroom. The property occupies a generous plot with attractive gardens surrounding the property, together with a garden room housing a hot tub.

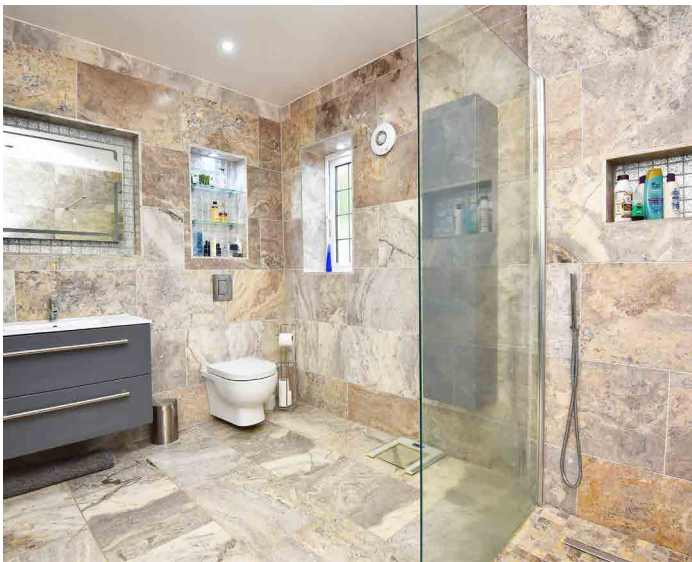
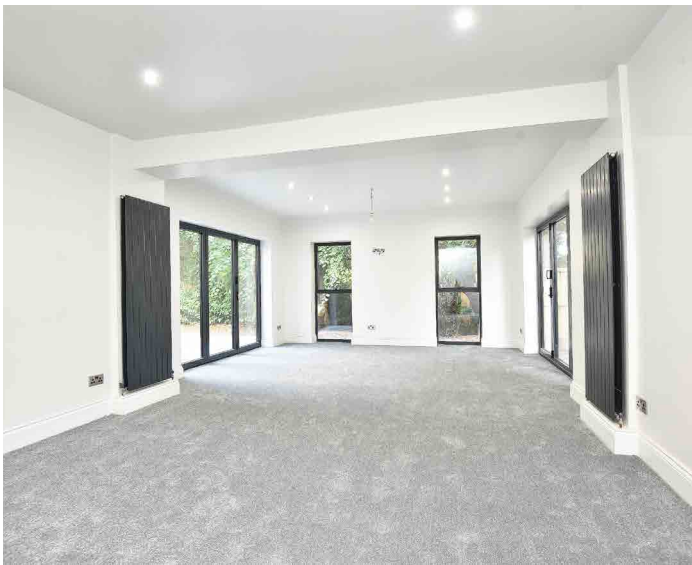


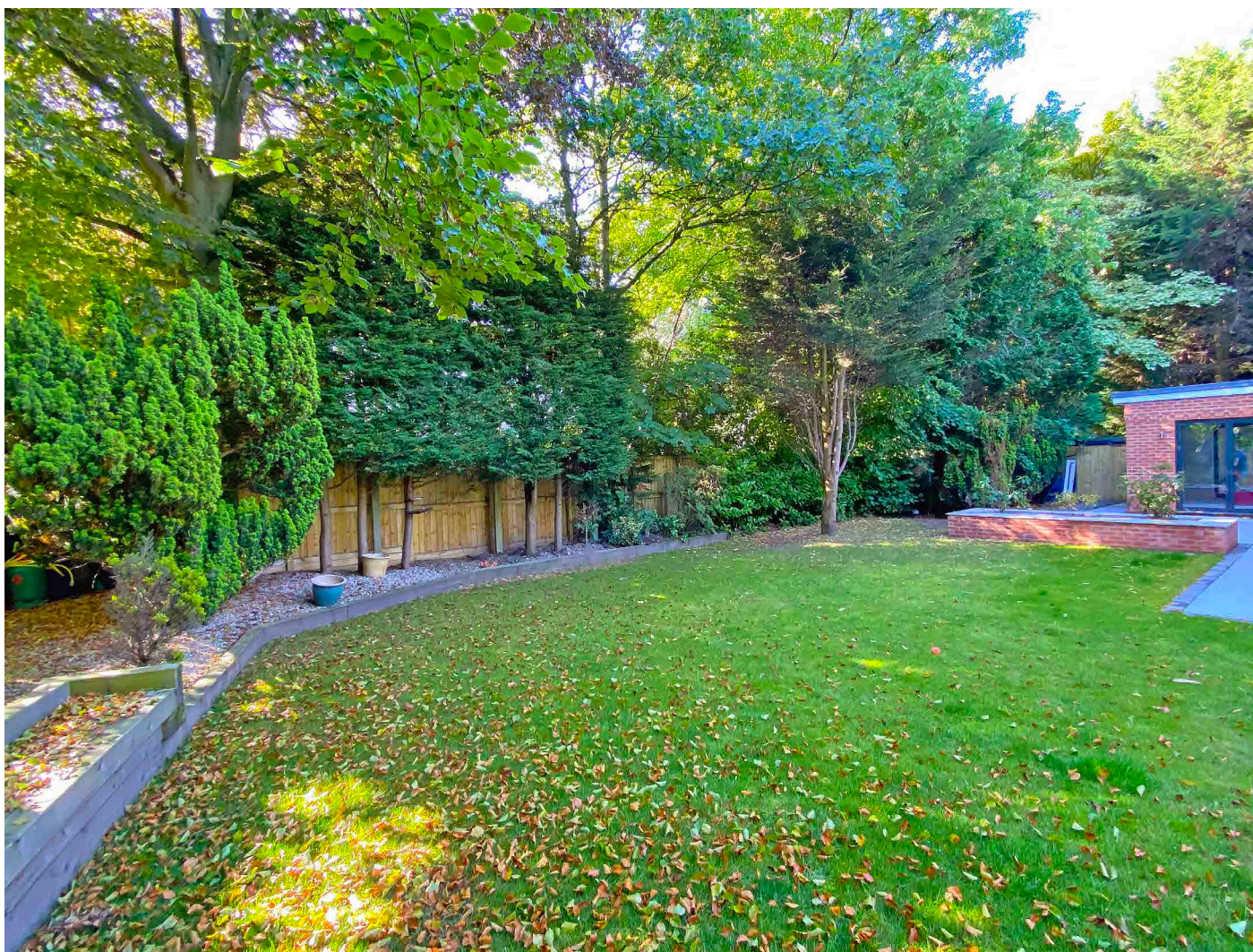
3 Reception Rooms · Living Kitchen · Boot Room · Utility Room · Cloakroom

5 Bedrooms · 3 En-Suites · House Bathroom

Ample Off-Road Parking · Integral Double Garage · Generous Lawned Gardens · Garden Room







ACCOMMODATION

GROUND FLOOR

SPACIOUS RECEPTION HALL

Windows to front and side, tiled flooring.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

A stunning open-plan living space and kitchen with large sitting and dining areas, window to front, bi-folding doors leading to the garden and skylight windows. Porcelain-tiled floor with part under-floor heating.

The kitchen comprises a range of stylish wall and base units with granite worktop, island and breakfast bar. Integrated triple ovens including a combination microwave oven and warming drawer, induction hob, integrated dishwasher, fridge and wine fridge.

SITTING ROOM

A spacious reception room with windows to three sides and patio doors leading to the garden. Wooden parquet flooring and fireplace with wood-burning stove.

SNUG

Window to side.

FAMILY ROOM

A large, extended reception room with windows and glazed bi-folding doors leading to the front and rear gardens.

UTILITY ROOM

With a range of fitted wall and base units with granite worktop and sink. Integrated microwave and dishwasher and space and plumbing for washing machine and tumble dryer. Door leads to the integral double garage

BOOT ROOM

Fitted storage. Door leading to garden.

FIRST FLOOR

BEDROOM 1

An impressive master bedroom with vaulted ceiling and fitted wardrobes, drawers and dressing table. Windows to front. Large walk-in dressing room with skylight window and fitted clothes storage.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit, and large walk-in shower. Heated towel rail, fully tiled walls and floor with under-floor heating and window to rear.

BEDROOM 2

A double bedroom with windows to front and side. Fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern suite with WC, washbasin set within a vanity unit and large walk-in shower. Heated towel rail, tiled walls and floor and window to side.

BEDROOM 3

A double bedroom with window to side and fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern suite with WC, washbasin set within a vanity unit and large walk-in shower. Heated towel rail, window to rear and tiled walls and floor.

BEDROOM 4

A double bedroom with window to side.

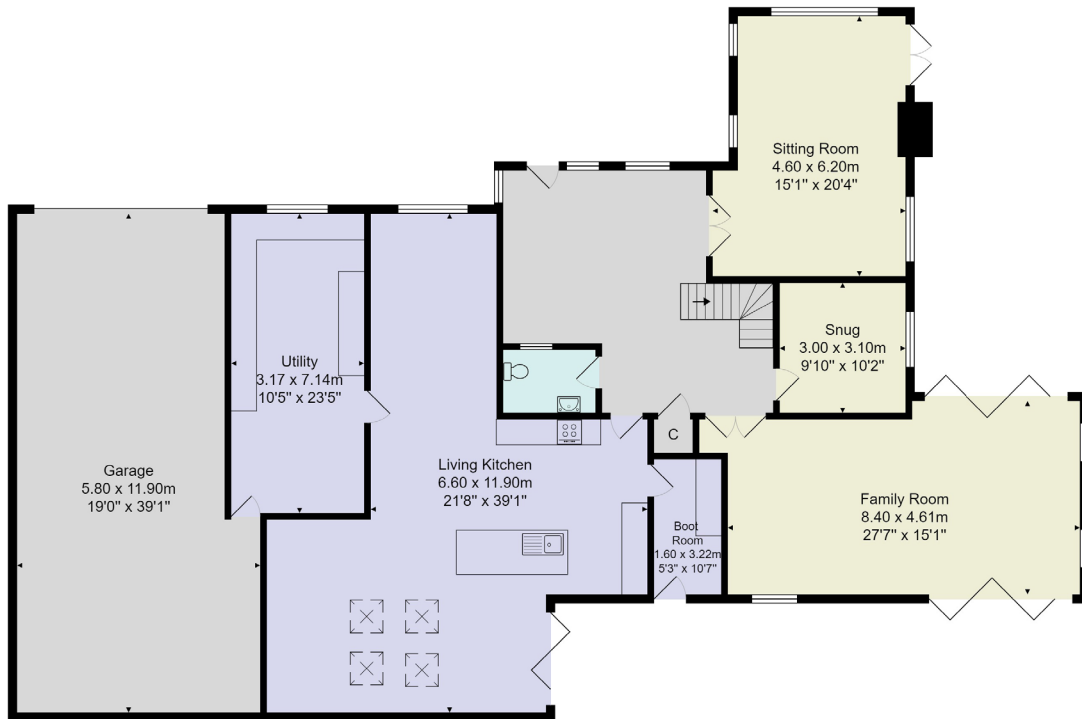
BEDROOM 5

A further bedroom with window to rear and fitted wardrobes.

BATHROOM

With WC, washbasin set within a vanity unit, bath and shower. Heated towel rail, window to rear, fully tiled walls and floor.

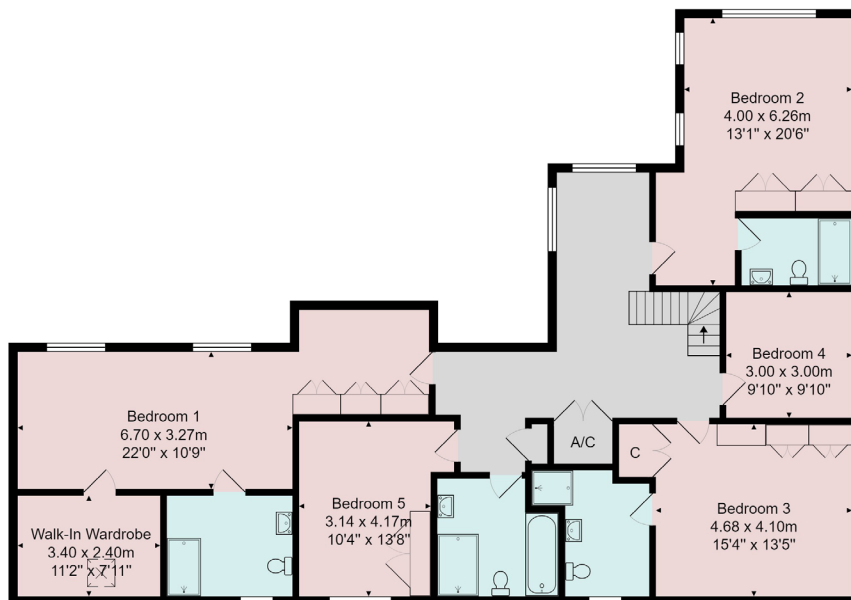
FLOOR PLAN



Ground Floor

Total Area: 436.0 m² ... 4693 ft²

All measurements are approximate and for display purposes only.
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First Floor

Outside

A drive to the front provides ample off-road parking and leads to a large integral double garage with light, power and electric door. To the rear of the property there is an attractive paved garden which provides a delightful outdoor entertaining space. There is a timber-clad garden room which has light and power and glazed doors leading to the garden, and currently houses a hot tub. There is a further good-sized lawned garden with well-stocked borders and patio to the front and side of the property.

Location

The property is situated in this most desirable south Harrogate location, being within easy walking distance of the Stray, the town centre and Hornbeam Park railway station, and is within catchment of popular local schools.

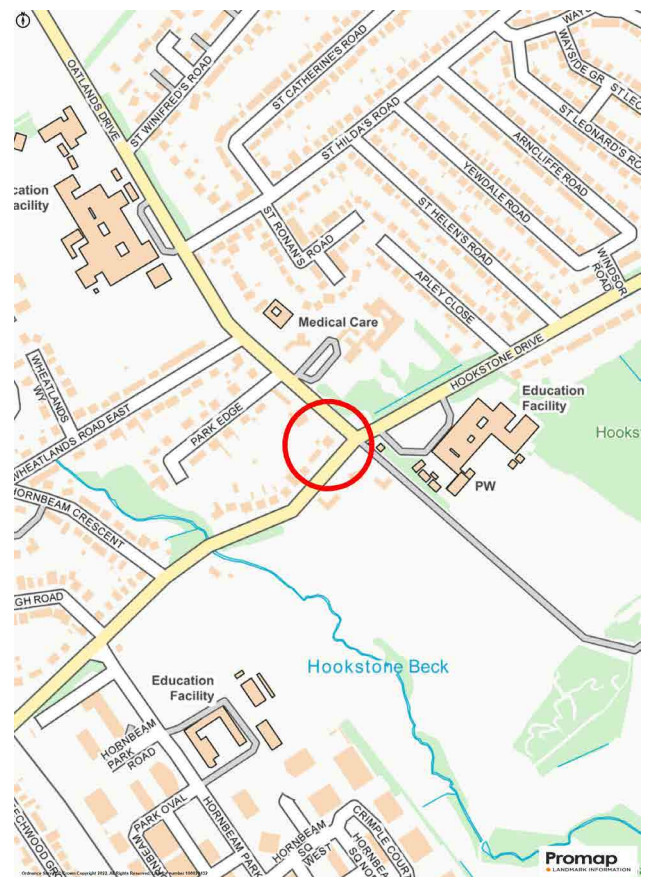
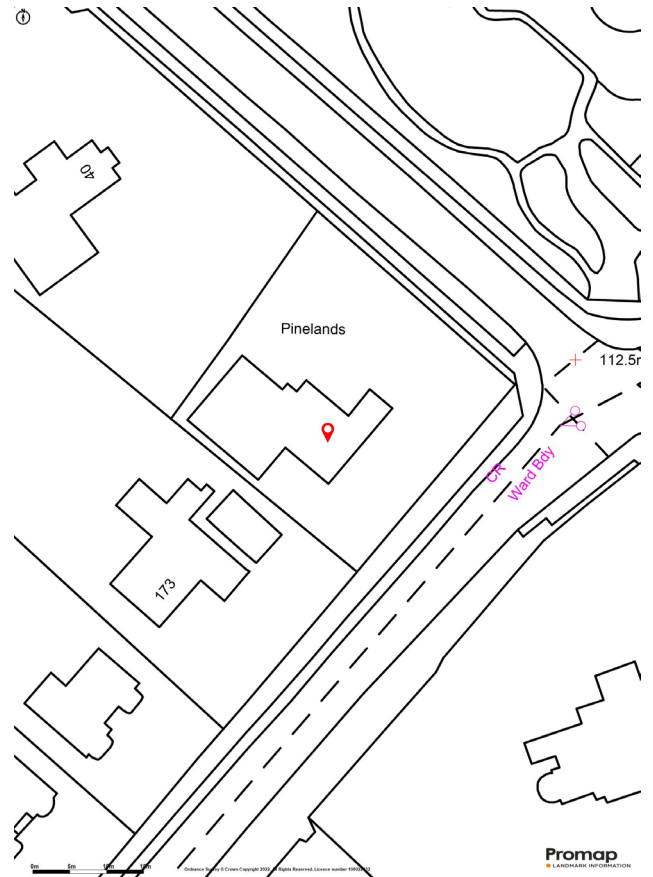
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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