



VERITY
FREARSON

59 OAKDALE, HARROGATE, HG1 2LT

£780,000

59 OAKDALE,

Harrogate, HGI 2LT

A fantastic opportunity to purchase this individual detached property situated in an elevated position, enjoying breath-taking, long-distance views over the Yorkshire Dales, within the prestigious Duchy estate, close to Harrogate town centre.

This superb property stands with attractive grounds having mature gardens surrounding the property with well-stocked borders and various paved sitting areas. The generous and flexible accommodation comprises two main reception rooms, together with a garden room and conservatory. There is also a dining kitchen and downstairs WC. Upstairs, there are four bedrooms and a bathroom. The property is immaculately maintained but still offers buyers the opportunity to further develop the property to suit their own requirements.

This attractive home is situated in an attractive elevated position and accessed via a drive which leads to a parking area and double garage. There is also a summerhouse and useful basement storeroom.



Sitting Room · Garden Room · Conservatory · Dining Room · Cloakroom · Dining Kitchen

4 Bedrooms · Bathroom

Off-Road Parking · Double Garage · Generous and Attractive Plot







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with windows to the front and rear and stone fireplace with electric fire.

GARDEN ROOM

Providing a further reception room or hobbies room with windows and glazed doors leading to the rear garden. Glazed doors lead to a conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden with stunning long-distance views.

DINING ROOM

A further reception room with bay window, enjoying views and glazed doors leading to a patio.

CLOAKROOM

With WC and washbasin. Under stairs cupboard.

DINING KITCHEN

With dining area and glazed patio doors leading to the rear courtyard. The kitchen comprises a range of wall and base units with electric hob and double oven and space for appliances.

FIRST FLOOR

BEDROOM 1

A double bedroom with stunning long-distance views. Fitted wardrobes and basin.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A double bedroom with fitted wardrobes and desk.

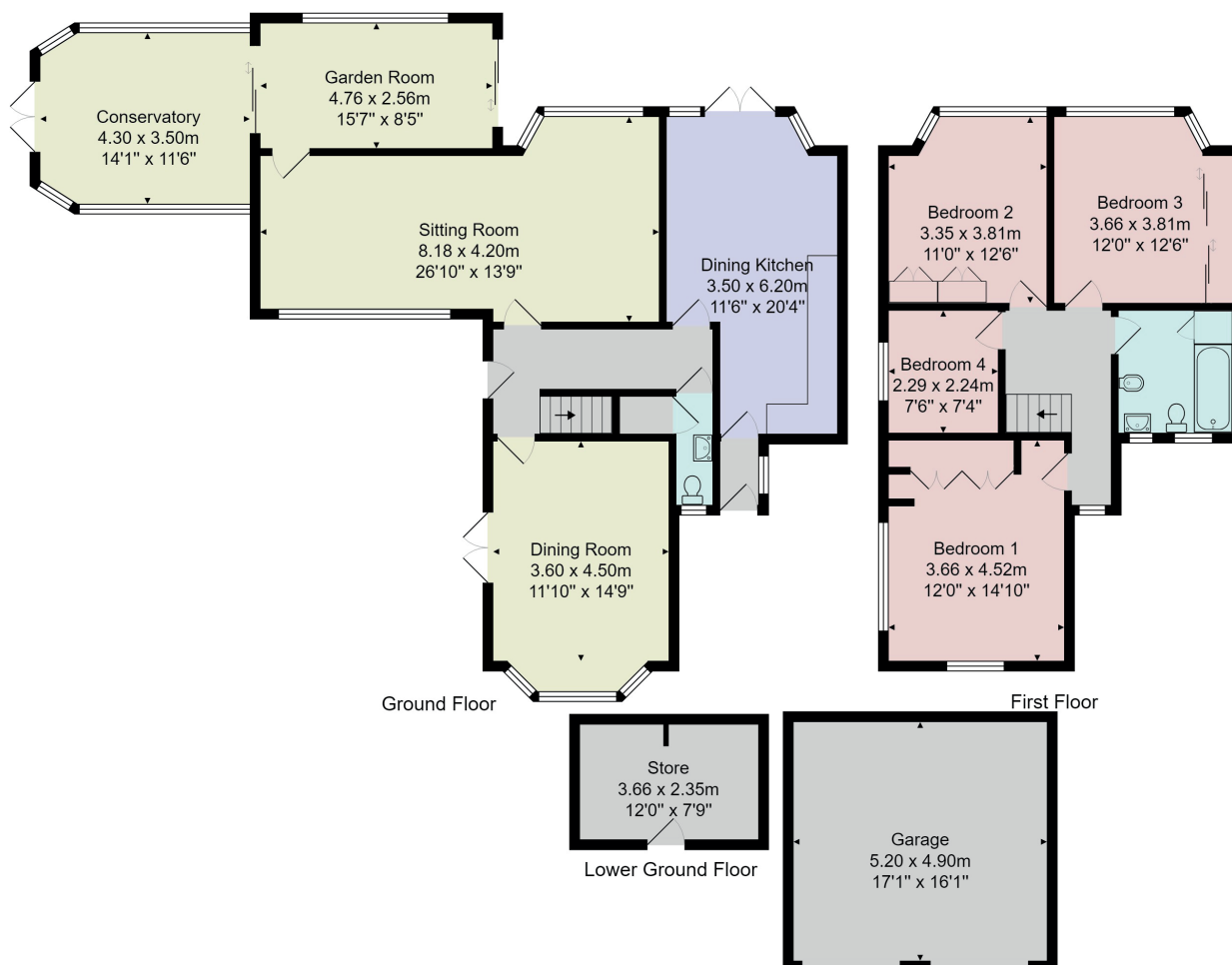
BEDROOM 4

A further bedroom with fitted shelving.

BATHROOM

A white suite with WC, washbasin set within a vanity unit, bidet, and bath with shower above. Heated towel rail.

FLOOR PLAN



Total Area: 171.5 m² ... 1846 ft² (excluding store, 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

The property occupies, a particularly generous and attractive plot with mature gardens surrounding the property. There are various paved seating areas which enjoy the sun at different times of the day and enjoy attractive views from the property's elevated position. There is also a covered sun terrace. The property is accessed via a drive which leads to a parking area and double garage. There is also a useful basement storeroom.

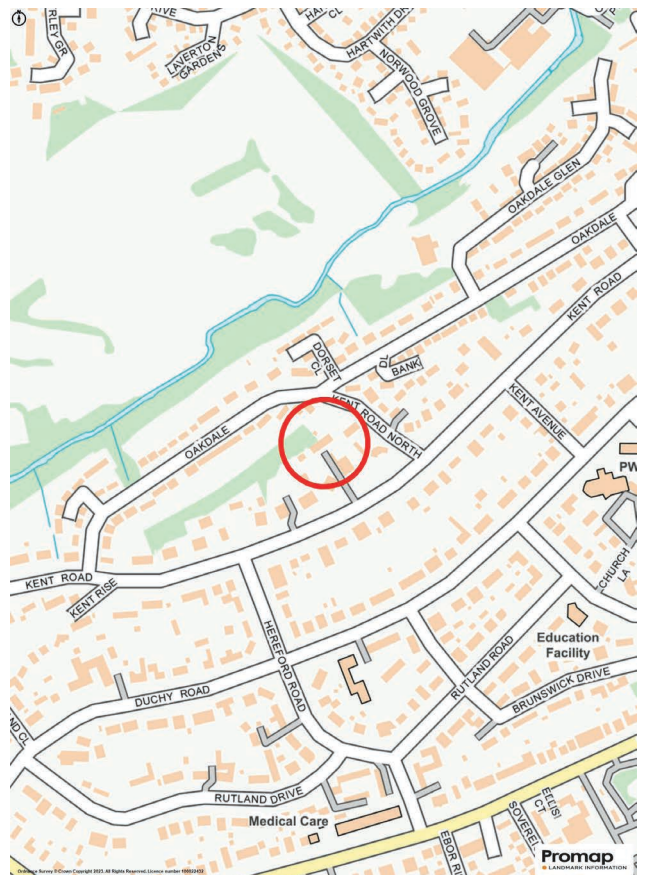
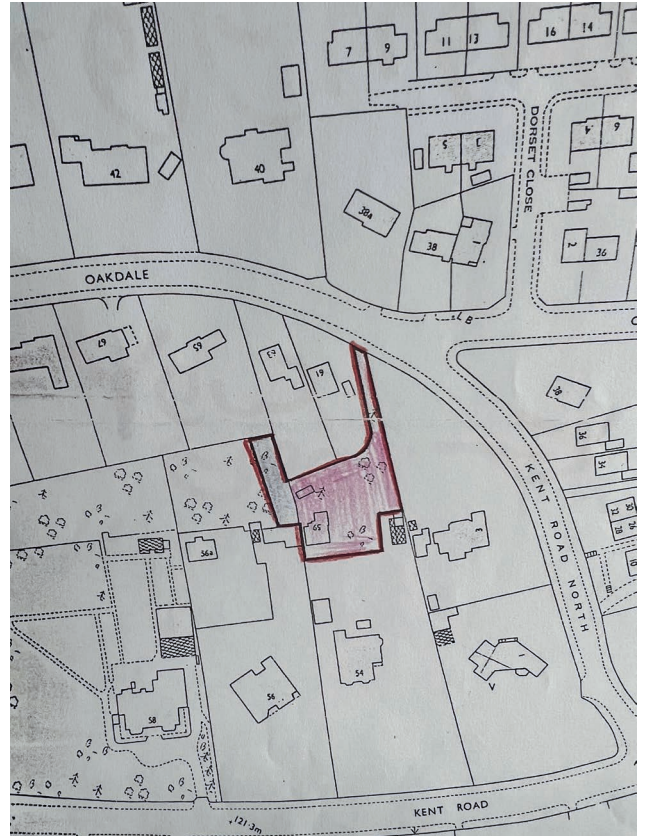
Services

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		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Harrogate

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