



VERITY
FREARSON

76 OAKDALE, HARROGATE, HG1 2LT

£695,000

76 OAKDALE,

Harrogate, HG1 2LT

A well presented and spacious four bedroomed semi-detached house with self contained annex accommodation, a good sized and attractive garden and detached garage, situated in this delightful position within the sought-after Duchy estate, close to open countryside and convenient for Harrogate town centre.

This individual home provides flexible accommodation, where part of the property can be used as a self-contained annex. The main house has two reception rooms together with a dining kitchen and downstairs WC, three good sized bedrooms and bathroom. The attached annex accommodation provides a further living area together with double bedroom and ensuite shower room.

The flexible accommodation could suit those who require separate accommodation for a dependent relative or the annex could potentially be incorporated into the main house to provide additional accommodation if required. There is an attractive garden surrounding the property with lawn and planted borders and a driveway provides parking and leads to a single garage.



Main House: Sitting Room · Dining Room · Kitchen · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Garage · Attractive Gardens

Annex Accommodation: Living Room · Bedroom · Shower Room







ACCOMMODATION

MAIN HOUSE SITTING ROOM

A spacious reception room with attractive fireplace with living flame gas fire.

DINING ROOM

A further reception room with fireplace and gas fire and windows overlooking the garden.

KITCHEN

With dining area and windows to the rear. The kitchen comprises a range of fitted units with electric hob, oven and space for appliances.

CLOAKROOM

With WC and basin.

FIRST FLOOR

There are three good sized bedrooms on the first floor.

BATHROOM

A white modern suite comprising WC, basin set within a vanity unit and bath with shower above.

ANNEX ACCOMMODATION

The property has been extended to provide self-contained one bedroomed Annex accommodation which is linked with the main property. This provides excellent self-contained living space ideal for occupation by a dependent relative, but with potential to be incorporated within the main house if required to provide additional living/bedroom accommodation. The current accommodation comprises

GROUND FLOOR

LIVING ROOM

A spacious reception room with space for sitting and dining areas and fitted units, worktop and sink.

FIRST FLOOR

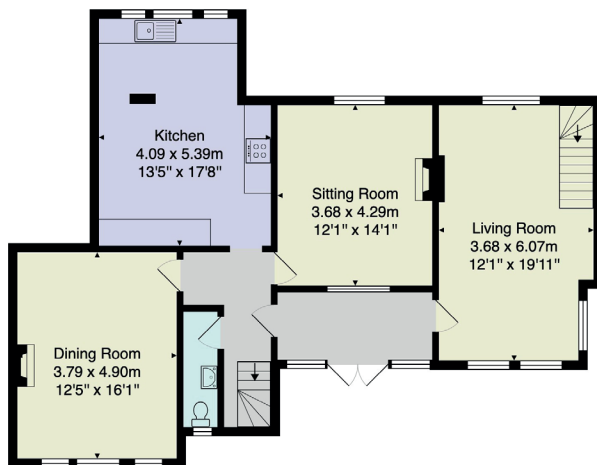
BEDROOM

A double bedroom with fitted wardrobes and windows to front and rear.

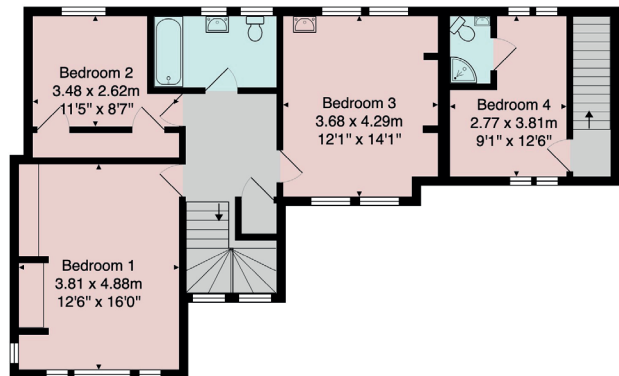
SHOWER ROOM

A modern white suite with WC basin and shower.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 176.2 m² ... 1897 ft²

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 parking and leads to a detached single garage. The property is surrounded by attractive and good sized gardens with lawn, well-stocked, planted borders and paved sitting areas.

Position

The property is situated on the corner of Oakdale and Kent Road, a prime position within the prestigious Duchy estate, close to open countryside, and within easy, walking distance of Harrogate town centre.

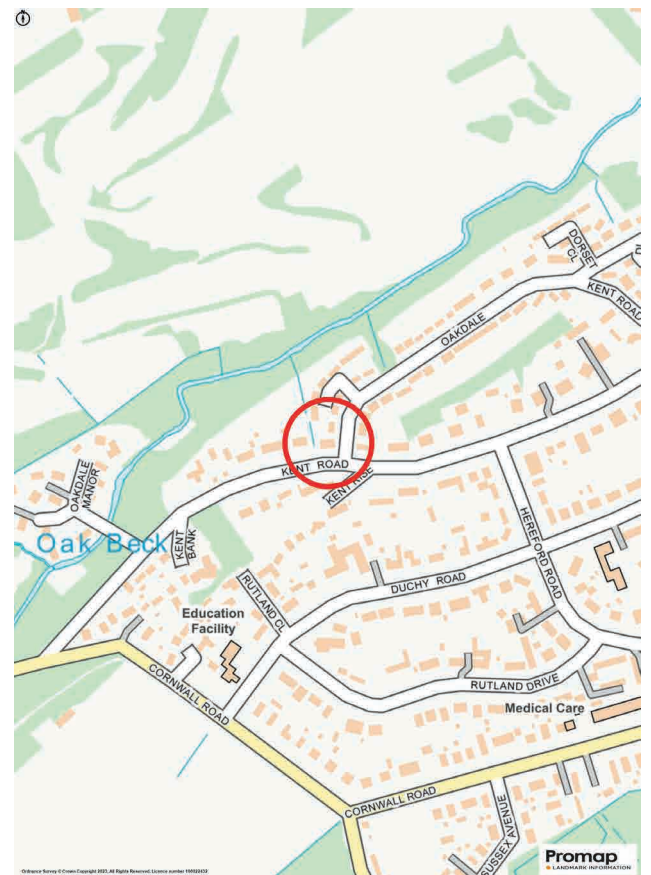
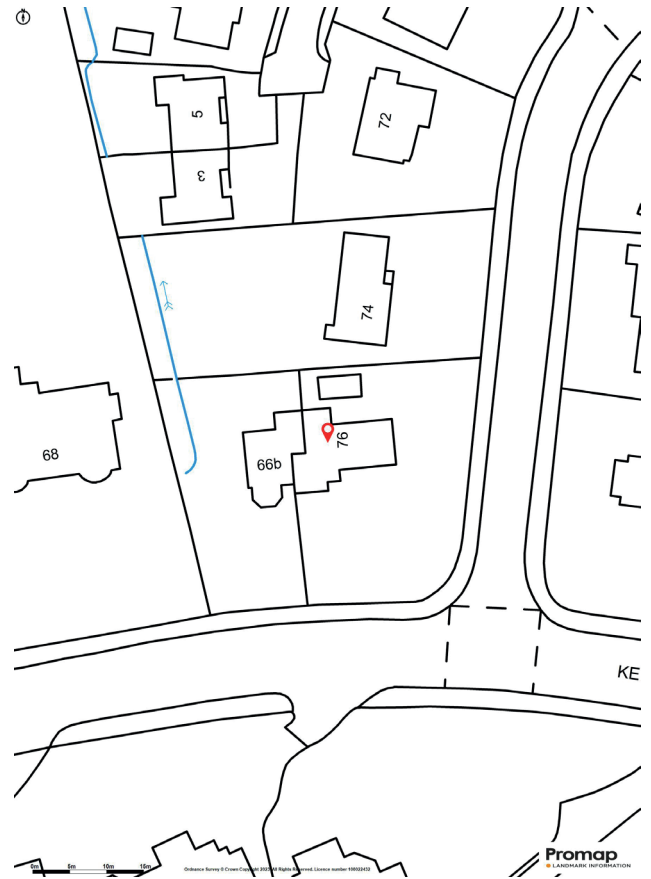
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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