



88 Oakdale Glen, Harrogate, North Yorkshire, HG1 2JZ

£159,950



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A well-presented ground-floor two-bedroom apartment with the benefit of parking and a single garage, situated in this quiet position at the end of a quiet cul-de-sac just a short distance from Harrogate town centre.

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This excellent apartment provides spacious accommodation comprising sitting room, modern kitchen, two bedrooms, bathroom and fitted storage. The apartment has a garden with lawn to the front and the distinct benefit of private entrance, car parking and a single garage.

The property is situated in an attractive position within the Duchy area and is convenient for Harrogate town centre and the associated amenities. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with ornamental fireplace and window to front.

### **KITCHEN**

A modern fitted kitchen with a range of wall and base units with gas hob, integrated oven and space for appliances

### **BEDROOMS**

There are two good-sized bedrooms with windows to the rear.

### **INNER HALL**

Large fitted cupboard / storage area.

### **BATHROOM**

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Fitted cupboard with shelving.

### **OUTSIDE**

To the front of the property there is a garden with lawn and planted borders. The apartment has the benefit of a single garage and parking space in front of the garage.

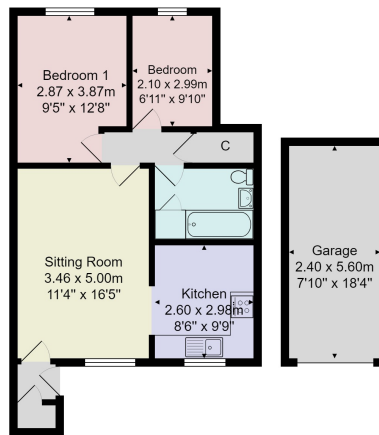
### **AGENT'S NOTE**

Extended lease in place which is now 149 years.

**Council Tax Band - B**







Total Area: 54.7 m<sup>2</sup> ... 588 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			