



VERITY
FREARSON

35 OAKDALE, HARROGATE, HG1 2LW

OFFERS OVER £450,000 NO CHAIN

35 OAKDALE,

Harrogate, HG1 2LW

A rare opportunity to purchase a four-bedroom detached family home on the prestigious Duchy estate. This superb family home enjoys a very attractive and fashionable position close to open countryside and Oakdale Golf Course, yet only 15 minutes' walk to Harrogate town centre.

Competitively priced the accommodation now offers purchasers a chance to remodel and perhaps extend to their own requirements. A particular feature to the house are the good-sized rear gardens. Offered for sale with no onward chain.



Living Room · Dining Room · Kitchen · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Garage · South-Facing Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

ENTRANCE HALL

Gas central heating, stairs to first floor.

CLOAKROOM

Low-flush WC, under-stairs cupboard, window to front.

LIVING ROOM

An attractive and good-sized room with bay window to front, gas central heating and gas fire.

DINING ROOM

Gas central heating, sliding patio doors to rear.

KITCHEN

Range of matching wall and base units, breakfast bar, 1.5-bowl sink unit, built in oven and hob. Window to rear, side entrance hall.

FIRST FLOOR HALF LANDING

Window to front. Built-in airing cupboard.

BEDROOM 1

Window to rear. Gas central heating radiator.

BEDROOM 2

Window to rear. Gas central heating radiator.

BEDROOM 3

Window to rear. Gas central heating radiator.

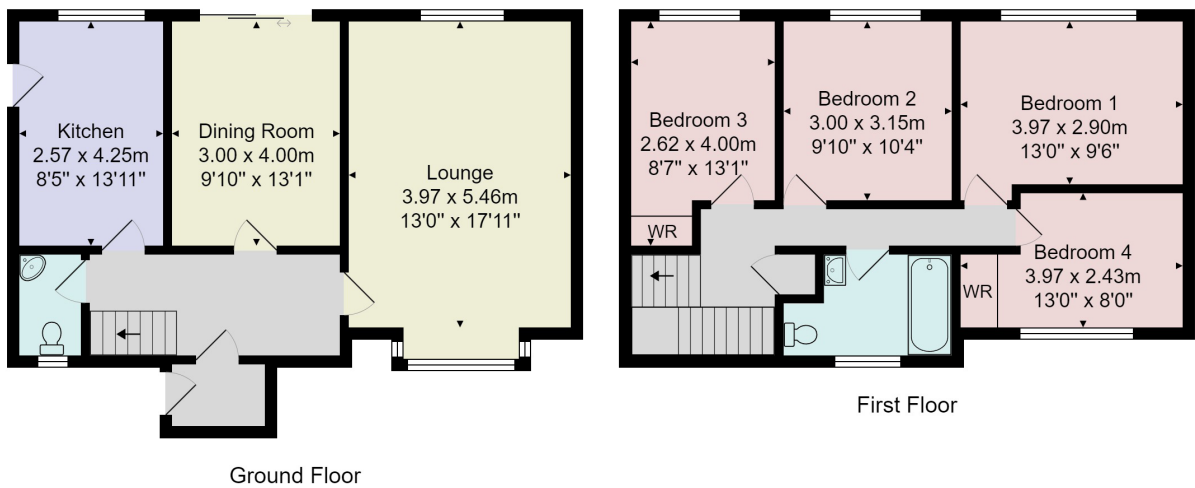
BEDROOM 4

Window to front. Gas central heating radiator.

BATHROOM

Three-piece coloured suite incorporating bath, low-flush WC and washbasin. Window to front. Gas central heating radiator.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 116.6 m² ... 1256 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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