



VERITY  
FREARSON

87 OAKDALE, HARROGATE, HG1 2LT

GUIDE PRICE £650,000

# 87 OAKDALE,

*Harrogate, HGI 2LT*

**A fantastic opportunity to purchase this substantial detached property occupying a generous plot and situated in this prime location within the prestigious Duchy estate close to Harrogate town centre. This impressive property provides substantial accommodation but offers huge potential for further development, subject to obtaining the necessary consents.**

The accommodation currently provides up to six bedrooms over two floors and has two bathrooms and an en-suite. There is also substantial living accommodation including a large reception room and kitchen. The property occupies a substantial plot and has mature gardens to the rear, together with a driveway which provides access to the double garage, and there is a further good-sized lawn and garden to the front.

Oakdale is a quiet, residential street situated within the prestigious Duchy area of Harrogate, close to both the fashionable town centre of Harrogate and beautiful nearby countryside. Offered for sale with no chain.



Living Room · Kitchen

5 Bedrooms · Study · En-Suite · 2 Bathrooms

Off-Road Parking · Double Garage · Garden · Utility Room







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

### **LIVING ROOM**

A stunning large reception room with space for sitting and dining areas with windows to the front and glazed sliding doors leading to the rear garden.

### **KITCHEN**

With a range of fitted units with worktop and breakfast bar. Electric hob and integrated double oven.

### **BEDROOMS**

There are two ground-floor double bedrooms with fitted wardrobes.

### **STUDY**

A useful workspace or potential additional single bedroom.

### **BATHROOM**

With WC, washbasin, bath and shower.

### **FIRST FLOOR** **BEDROOMS**

There are three bedrooms on the first floor, including the main bedroom which has fitted wardrobes and an en-suite bathroom

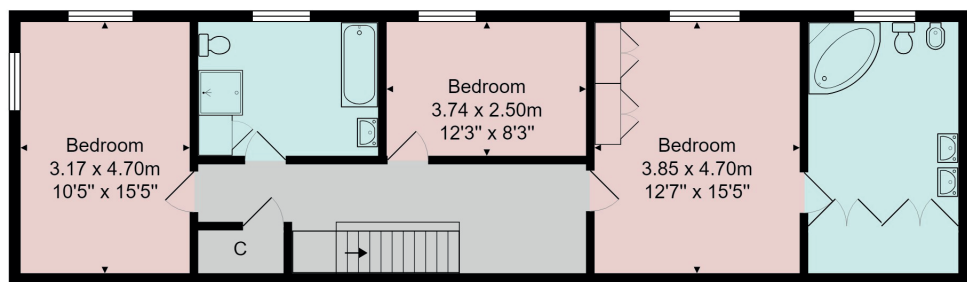
### **EN-SUITE BATHROOM**

A white suite, comprising WC, washbasins set within a vanity unit, bidet, and corner bath with shower fitting above.

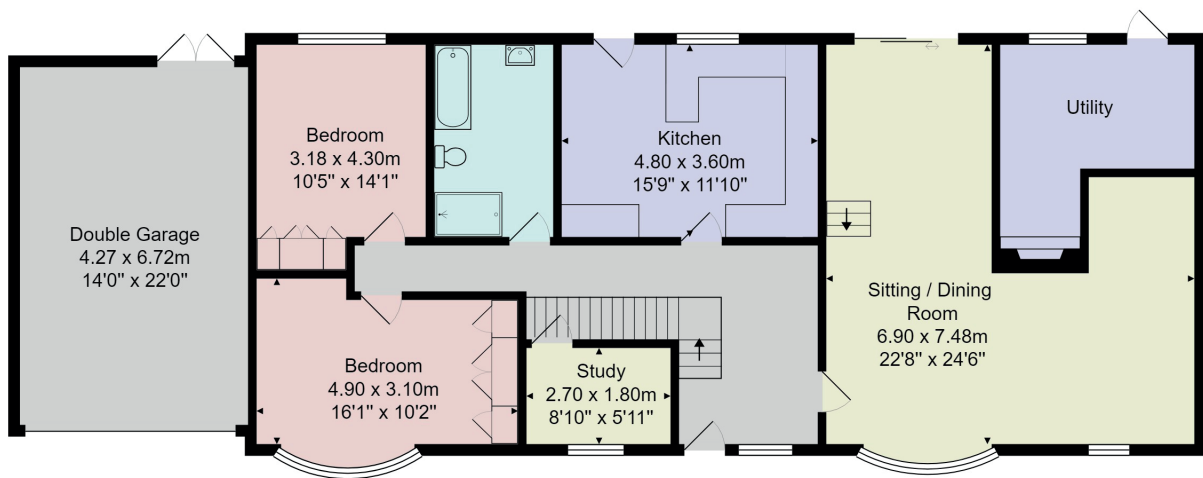
### **BATHROOM**

A white suite comprising WC, washbasin, bath and shower.

# FLOOR PLAN



First Floor



Ground Floor

Total Area: 245.2 m<sup>2</sup> ... 2639 ft<sup>2</sup> (including 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**

A driveway provides parking and leads to a double garage. To the rear of The property there is a very good-sized garden with an extensive paved sitting area and garden with mature trees and planting. Further lawned garden to the front.

**Utility Room**

A utility room, accessed via the garden, has fitted units with worktop and sink, with space and plumbing for appliances.

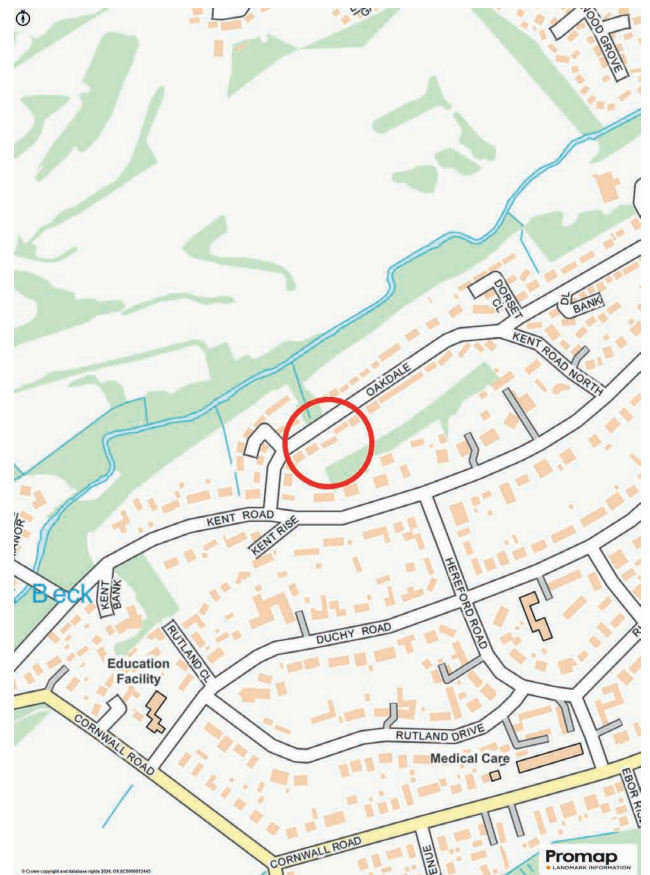
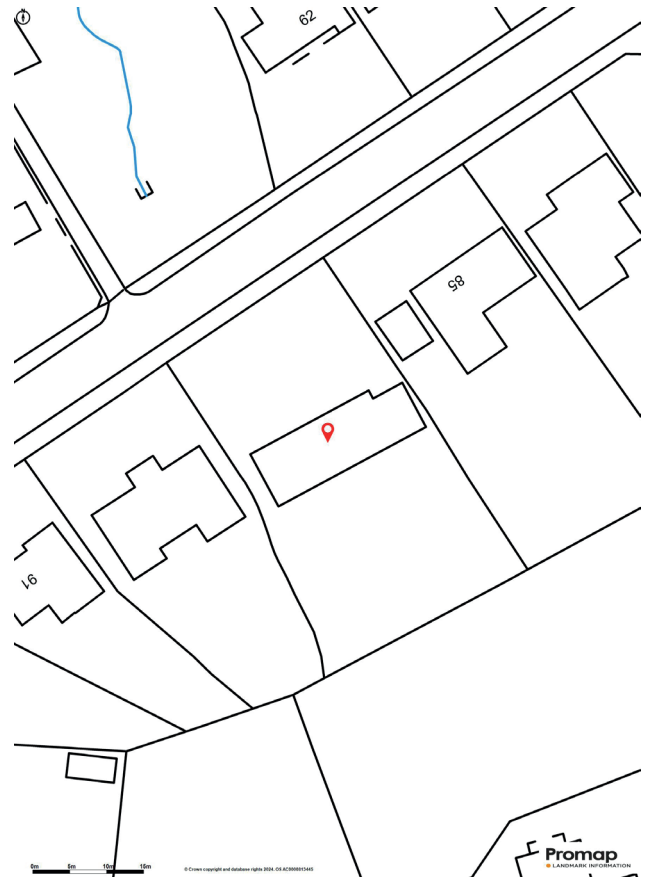
**Services**

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82

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WWW.EPC4U.COM

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk





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