



19 Oatlands Drive, Harrogate, North Yorkshire, HG2 8JT

**£350,000**

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A spacious and very well-presented two-bedroom middle-of-terrace cottage with garden, situated in this prime Harrogate location on Oatlands Drive.

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This characterful property provides high-quality accommodation comprising a spacious sitting room with wood-burning stove, together with a well-equipped, modern kitchen and conservatory extension. Upstairs, there are two double bedrooms, together with a modern bathroom. A pull-down ladder leads to an attic room, which is carpeted and has skylight windows. To the rear of the property there is an enclosed paved courtyard garden, providing an excellent outdoor entertaining space.

The property is situated in a desirable location along Oatlands Drive, close to the edge of the Stray and is within easy walking distance of Harrogate town centre and well served by excellent local amenities and schools.





## **GROUND FLOOR**

### **SITTING ROOM**

A large reception room with wood-burning stove.

### **DINING KITCHEN**

With space for dining table. The kitchen comprises a range of stylish fitted wall and base units with induction hob, integrated oven, microwave, dishwasher and washing machine. Space and plumbing for tumble dryer and fridge / freezer.

### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors overlooking the garden.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with windows to the front.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

With WC, washbasin, bath and shower. Heated towel rail.

### **ATTIC ROOM**

A pull-down ladder leads to an attic room which is carpeted and has skylight windows and provides an excellent additional space that could be used for storage or as a studio.



## **OUTSIDE**

To the rear of the property, there is a paved garden providing an excellent outdoor entertaining space. Bike store and shed. There is pedestrian access to the rear directly onto St Hilda's Road. On-street parking.

## **AGENT'S NOTES**

The current owner has lived in this property for approximately 11 years. During that time the house has been fully modernised and updated to include a new roof, using the original slates, and has had a new boiler and newly fitted kitchen within the last two years.

In the rear garden there is a tree which has a Tree Preservation Order.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup> (excluding attic room)

All measurements are approximate and for display purposes only.

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