



VERITY
FREARSON

61 OAKDALE, HARROGATE, HG1 2LT

GUIDE PRICE £895,000

61 OAKDALE,

Harrogate, HG1 2LT

A beautifully presented and high-quality three / four-bedroom detached home with an attractive, good-sized garden, driveway and garage, situated in this desirable location just a short distance from Harrogate town centre. The property is currently arranged as a three-bedroomed house, but the dressing room could easily be adapted to be used as a fourth bedroom, if required.

This individual and impressive property provides spacious accommodation comprising a large sitting room, together with a dining hallway and stunning kitchen and dining area overlooking the garden, a downstairs WC and utility room. Upstairs, there is generous accommodation currently arranged as three bedrooms, an en-suite shower room, dressing room and bathroom. There is also a delightful additional galleried living space on the first floor, enjoying a pleasant outlook over the rear garden.

Oakdale is a quiet and well-regarded residential street within the sought-after Duchy estate, close to Oakdale golf course and within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

3 Bedrooms · En-Suite Shower Room · Bathroom · Dressing Room · Galleried Living Area

Ample Off-Road Parking · Garage · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with windows to three sides and feature fireplace with open fire.

DINING HALL

A spacious dining hallway providing an impressive entrance hall and additional dining area.

DINING KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish and high-quality units with curved granite worktops, gas-fired AGA as well as separate induction hob and electric oven. Integrated dishwasher.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and appliances.

FIRST FLOOR BEDROOM 1

A large double bedroom with windows, to three sides and fitted wardrobe.

DRESSING ROOM / POTENTIAL BEDROOM

A useful dressing room which is accessed from the main bedroom. There is potential to easily reconfigure the layout so that this room could be used as an additional bedroom, if required, by moving a door. There is also potential to repurpose this space as an en-suite, if required.

BEDROOM 2

A double bedroom with en-suite shower room.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail.

BEDROOM 3

A further good-sized bedroom.

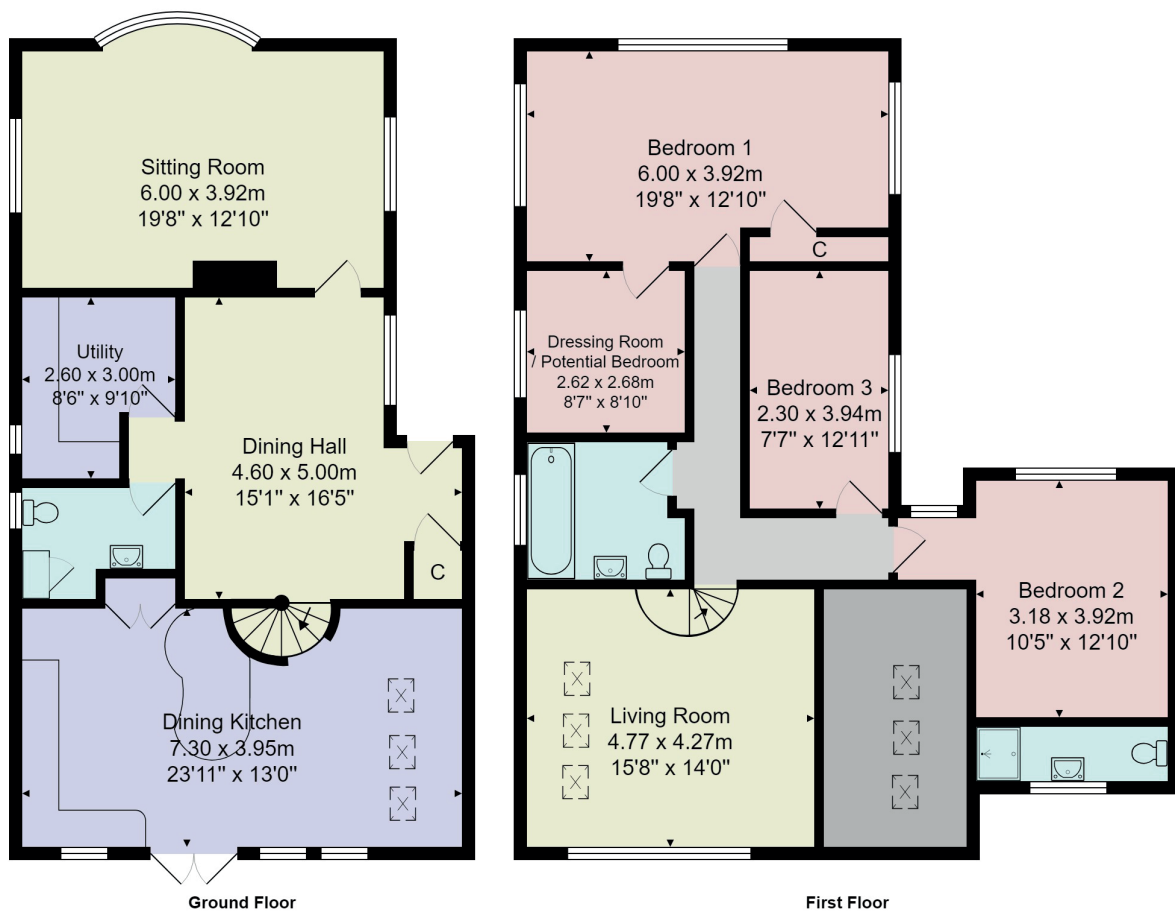
BATHROOM

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

GALLERIED LIVING AREA

An impressive additional living space, providing a bright and airy area with skylight windows and windows overlooking the rear garden.

FLOOR PLAN



Total Area: 191.2 m² ... 2058 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 driveway provides ample parking and leads to a garage which has light, power and electric door. There is a good-sized, attractive rear garden with lawn, paved sitting areas, and well- stocked planted borders. Greenhouse.

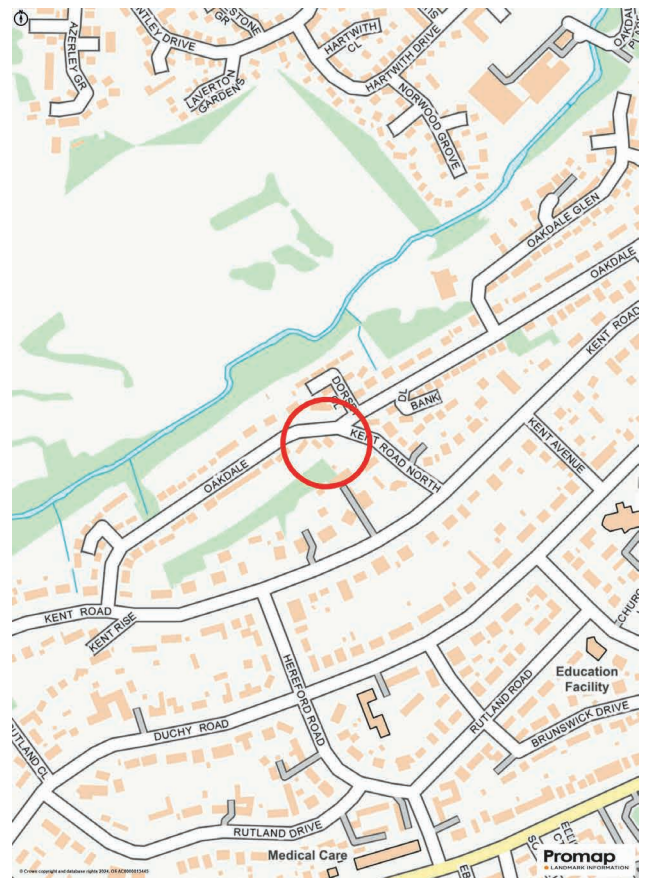
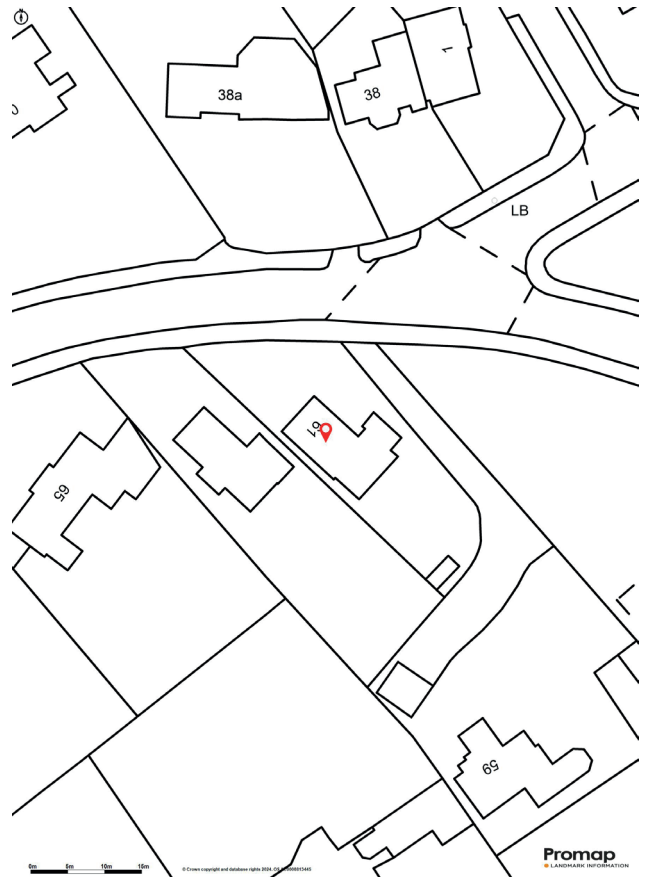
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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