



OAKDALE, HARROGATE, HG1





A detached period house with character, mature gardens and privacy within Harrogate's Duchy Estate

This individual family home was built in 1929 and has retained its original features. These include high ceilings, architraves, mouldings and arches. There are six fireplaces, some with decorative surrounds, a servants' bell-board and a walk-in shelved pantry with cold stone slab. Owned by the same family since 1962, it now requires updating and also offers scope for possible re-configuration and extension.

To the front of this attractive home is a covered veranda. From the entrance vestibule with double doors is a generous reception hall with return staircase and cloakroom/WC. The light and spacious sitting room has a central feature fireplace and large windows to three sides with views to the front, rear and side garden. The sizeable dining room, with decorative fireplace, has a large bay window overlooking the front garden. The breakfast kitchen with walk-in pantry overlooks the rear garden. Access from here is to an adjoining utility room, and from the external side porch to the detached garage.

The first floor accommodation is off a large landing area. The master bedroom, with bay window to the front garden, has a fireplace, wash-hand basin, and two built-in cupboards. Two of the three additional bedrooms have built-in furniture, and there is a house bathroom with separate WC.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
G

EPC Rating
E



A split-level box room provides good storage and there is an airing cupboard housing the hot water cylinder. The insulated loft with high roof space runs the length of the house and could provide further accommodation, subject to gaining planning permission.

Outside

This detached family home is set in a plot of around 1,256 square yards and has a driveway with ample parking space, as well as the detached single garage. The property's front veranda and patio are two good suntraps and the garden's mature trees provide privacy. The rear garden, also private, is enclosed and mainly laid to lawn. The side garden, with productive apple tree, could accommodate a greenhouse, or be cultivated for home-grown vegetables. Located within the Duchy Estate, this property is within walking distance of Harrogate Ladies College, its Highfield Preparatory School, and the independent Brackenfield Preparatory School.

Services

Mains water (with fitted water meter), drainage, electricity and gas central heating.

Tenure

Freehold with vacant possession on completion.

Viewing arrangements

Strictly by registered appointment through the selling agent.



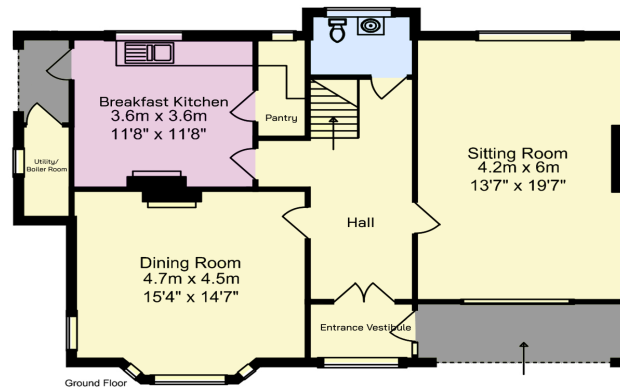
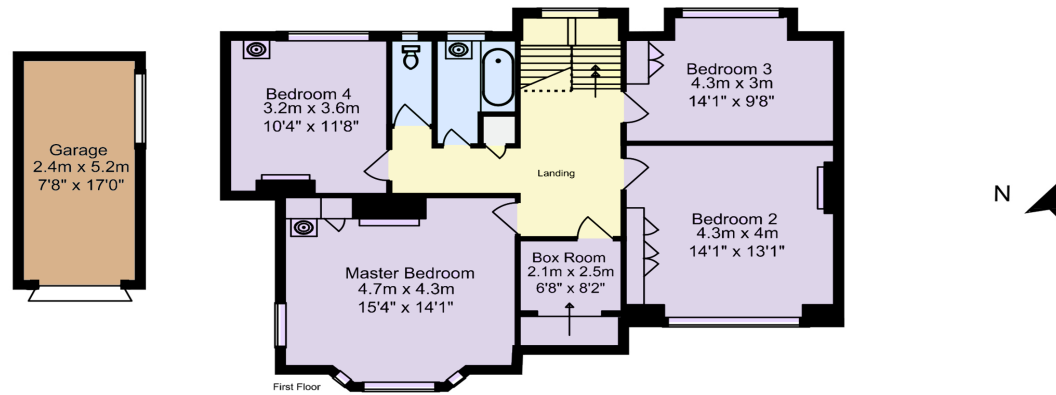


Illustration for identification only, all measurements are approximate, not to scale

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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