



1 OAKDALE VIEW, 53 KENT ROAD

GUIDE PRICE £850,000

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A stunning ground floor apartment with two private gardens.

1 Oakdale view is a stylish and charming ground floor apartment, forming part of a beautifully appointed building, with secure gated parking and privately enclosed gardens to the side and rear. Perfectly placed on one of the Duchy's most popular tree lined avenues, this stunning apartment would be ideal for a variety of purchasers.

The current owner has lovingly renovated the apartment to an incredibly high standard, including the highest quality fixtures and fittings throughout - all tastefully finished with stylish and classy interior decor.



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Tenure
Leasehold

Local Authority
Harrogate Borough Council

Council Tax Band
G

EPC Rating
C





Property Description

Upon entry of this fabulous building is an entrance vestibule leading into an impressive central hallway - apartment 1 forms the entire ground floor.

The apartment itself is entered via an inner hallway which has been opened to create excellent light space with views straight out to the garden. The entrance has a storage/shoe cupboard and a generous and fully fitted cloak room with adjoining WC.

To the right of the entrance hall is the formal reception room with glass fronted gas fire, large bay window - allowing the light to pour in - stunning parquet flooring which seamlessly flows throughout the entire living accommodation and access out to a private west facing garden.

The entrance hall also opens through into another seating/reading area, a further dining area with french doors out to the rear garden and the kitchen with integrated appliances, including; oven, steam oven, microwave, heated drawer, dishwasher - all Gaggenau - Fridge, freezer, gas hob - all Miele - and a Quooker boiler tap and insinkerator.

Through Crittal doors are three excellent double bedrooms - two with en-suite shower rooms and the other serviced by the apartment bathroom.

The third bedroom is currently used as a further sitting/garden room with french doors and beautiful views over the garden.

The other two bedrooms both have built in wardrobes and the principle has a fantastic bay window, creating even more space and a fabulous main bedroom.



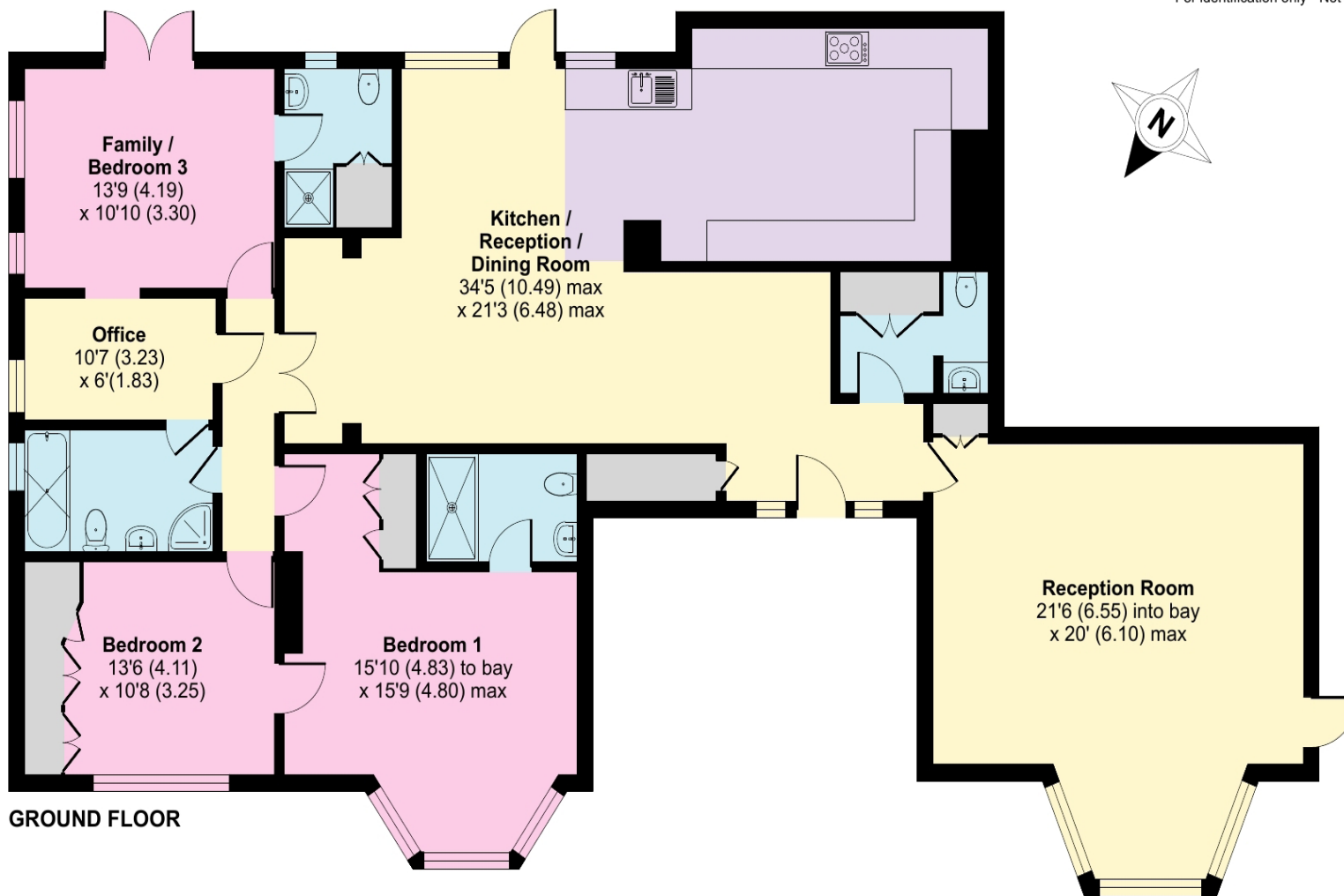
Outside

The property is approached via private entry with double electric gates and a further passenger gate. To the front of the property are two designated parking spaces for each of the three apartments.

To the rear of the property, accessed via the dining kitchen and garden room, is a beautifully landscaped, south facing garden with numerous seating areas, trees and potted plants - creating total privacy - as well as a sheltered area/shed to the far end.

To the side of the apartment - accessed via the main drawing room - is a further privately enclosed west facing garden, which is tiered and mainly laid to lawn with potted plants, a patio seating area and summerhouse.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for North Residential. REF: 1162421

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Particulars dated November 2024. Photographs and videos dated November 2024.

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