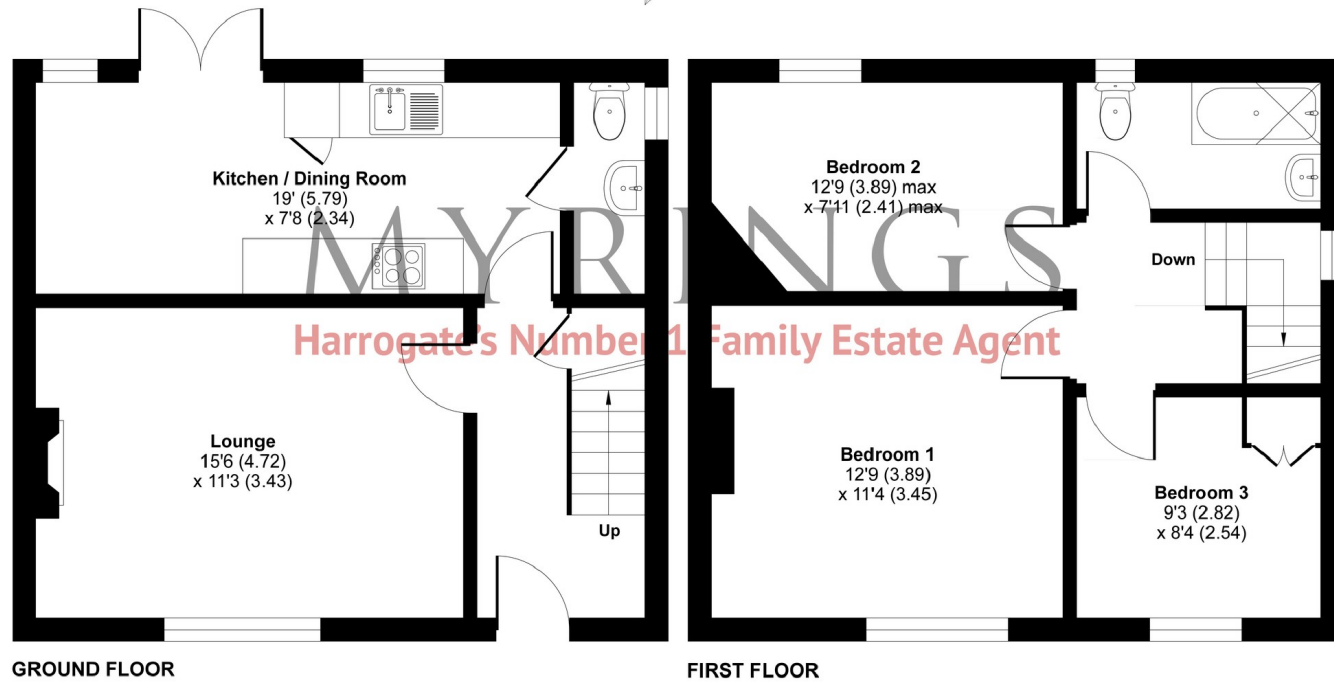


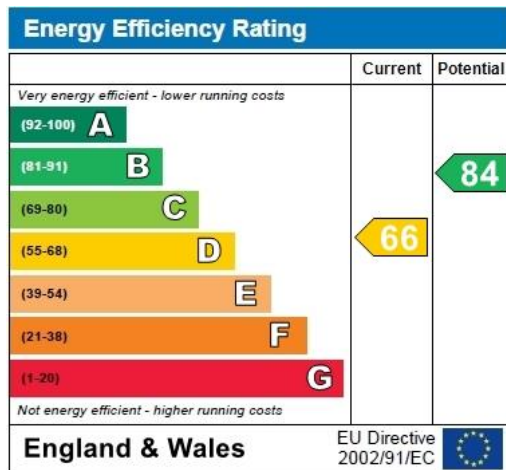
Oakdale Rise, Harrogate, HG1
 Approximate Area = 858 sq ft / 79.7 sq m (includes garage)
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Myrings. REF: 681573



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed up the A61 Ripon Road past the Majestic Hotel as you go down the hill turn left into Oakdale Avenue proceed ahead turning left into Oakdale Rise.



3 Oakdale Rise, Harrogate

£245,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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A well presented 3 bedroom semi-detached house revealing tastefully modernised interiors sitting in mature good-sized corner plot lawned gardens with two off street parking spaces on the driveway situated in the corner of a quiet cul-de-sac.

With double glazing and gas fired central heating the property comprises in brief entrance hall, living room with a fireplace and a recessed solid fuel burning stove. Modern white high gloss dining kitchen with integrated appliances, dark slate effect tiled floors and double doors leading to the rear gardens. wc and utility. First floor landing, three good sized bedrooms and a modern house bathroom with shower

over finished in porcelain tiling. Outside there is a driveway providing off street parking for two vehicles. Rear decked sun terrace ideal for garden furniture leading to good sized lawned gardens and a timber shed.

Situated off the Ripon Road on the North side of the town centre within a short of a regular bus service into Harrogate and Ripon. The town is also renowned for it's reputable schools for all ages which are mostly within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
6 minutes walk



Main Roads
A1M 8.1 miles



Train
Harrogate 0.8 of a mile



Airport
Leeds Bradford 12.8 miles

Fixtures & fittings

Fixtures and fittings can be negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band B

Tenure

Freehold