



OATLANDS DRIVE, HARROGATE





# A charming and characterful family home in the heart of Harrogate.

Oatlands Drive is a charming three bedroom detached family home, boasting an abundance of charm and character throughout, with spacious and versatile accommodation over two floors whilst perfectly placed within its generous plot.

Occupying a fantastic position in a popular and sought-after residential location on the 'Saints' in the heart of Harrogate.

Within level walking distance to Harrogate's famous Stray, the town centre, excellent local schools, shops, transport links and hornbeam railway station – giving easy access to Leeds and York.

This home offers a fantastic lifestyle for a variety of buyers.



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**Tenure**  
Freehold

**Local Authority**  
Harrogate Council

**Council Tax Band**  
F

**EPC Rating**  
C



# Property Description.

The property in brief comprises, entrance vestibule, a warm and welcoming entrance hall with original panelling, large understairs storage and w/c.

To the left of the hallway is a sitting room with bay window and central fireplace with working gas fire.

To the rear of the property is a modern open plan dining kitchen and sitting room with shaker style units, integrated appliances and island unit; a cosy area to relax with log burning stove and a formal dining space with plenty of room for a 6-seater table – french doors lead out to the privately enclosed garden.

Completing the downstairs layout is a utility with access to the garden.

To the first floor are three generous double bedrooms, one benefits from the use of an en suite bathroom and built in wardrobes. House bathroom and home office.

Outside and once inside the electric gates, a generous gravelled driveway leads you to the front of the house and offers ample parking for numerous cars and access to the garage.

The large garden lies to the rear of the property and is mainly laid to lawn - this fully enclosed space is perfect for entertaining with friends and family.

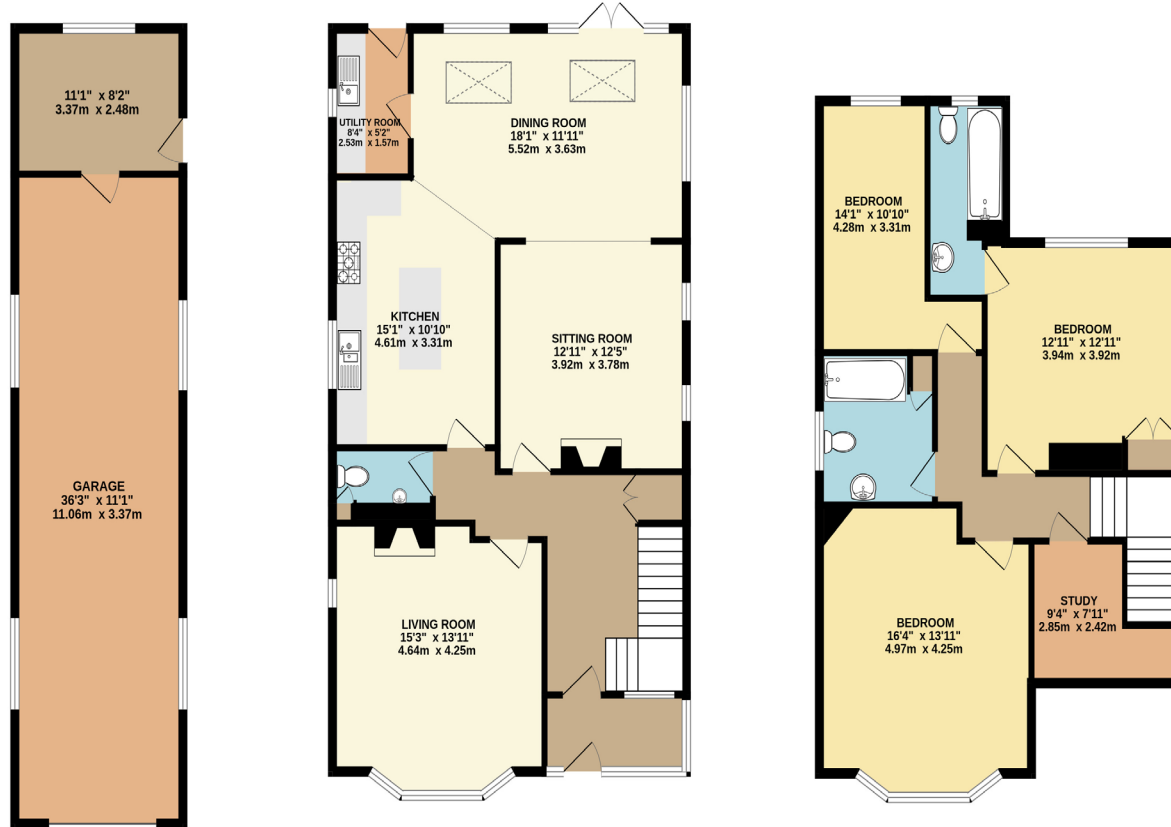
Access to the garage is obtained from the front and side – the space is currently utilised as storage, however subject to planning this building has fantastic potential to be ancillary accommodation to the main house or a great home office with large storage area to the front.











TOTAL FLOOR AREA : 2229 sq.ft. (207.1 sq.m.) approx.

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## 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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Particulars dated January 2024. Photographs and videos dated January 2024.

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