



VERITY  
FREARSON

9 OAKDALE, HARROGATE, HG1 2LL

OFFERS OVER £850,000



## 9 OAKDALE,

Harrogate, HG1 2LL

**A most impressive, modern stone-built four-bedroom detached house, built to the highest specification in 2015. This stunning property provides spacious and flexible accommodation, with extra-height ceilings throughout. On the ground floor there is a large hallway which leads to three double bedrooms, a modern bathroom and utility room. Upstairs, there is a stunning open-plan living space and stylish fitted kitchen, together with a self-contained main bedroom with en-suite.**

The property is appointed to a very high standard with stylish fixtures and fittings, including a designer kitchen, Duravit and Hansgrohe bathroom suites and triple glazing. There are phone and network points in every room together with IGB fibre connection to the house, wood-burning stove, under-floor heating through the ground floor, integrated CCTV system, EV charging point and electric security gates. The property occupies a delightful position within the prestigious Duchy estate, being a quiet tree-lined road within easy walking distance of Harrogate town centre. No onward sales chain.



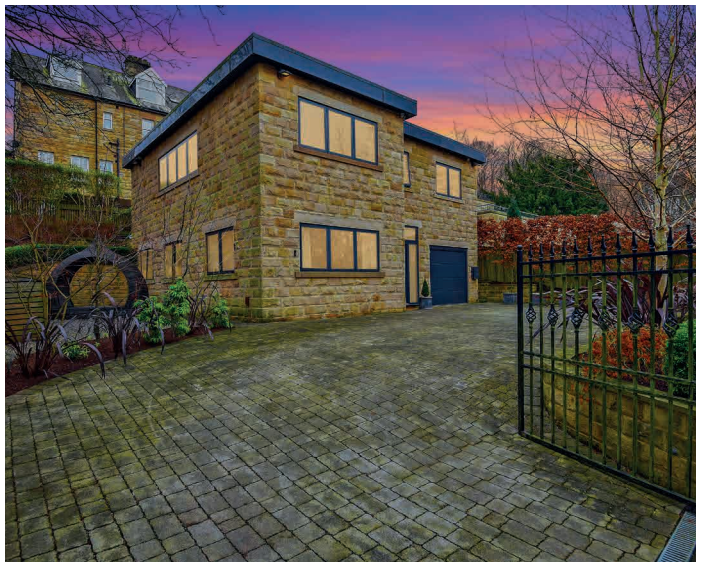
Open-Plan Living Space with Sitting Room · Dining Room · Stylish Kitchen

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · EV Charging Point · Garage · Easily Maintained Garden











## ACCOMMODATION

### GROUND FLOOR

The ground floor has piped under-floor heating throughout, with individual digital and programmable room controls.

### RECEPTION HALL

A large reception hall with tiled flooring. LED mood lighting up the oak staircase.

### BEDROOM 2

A large double room with dual-aspect windows.

### BEDROOM 3

A double bedroom with window to the side.

### BEDROOM 4

A further double bedroom with window to the side.

### BATHROOM

A large bathroom with modern white suite comprising low-flush WC and washbasin set within a Duravit vanity

unit, bath and large walk-in shower with top-of-the-range Hansgrohe fittings. Window to rear. Tiled walls and tiled floor. Heated towel rail.

### UTILITY ROOM

With a range of wall and base units and Star Galaxy granite worktops, plus plumbing for washing machine and tumble dryer. Window to rear. Tiled floor. Internal door to the garage, which could be converted to create additional accommodation.

### FIRST FLOOR LIVING SPACE

A stunning open-plan living space with distinct areas including a kitchen, dining area and sitting room with Morso wall mounted contemporary wood burning stove. Oak flooring and central heating radiators. Windows to front and side. The stylish kitchen has a range of modern wall and base units with Star Galaxy granite work surfaces and breakfast bar. There is space for an AGA or other

cooking appliances (the current combination Aga is available by way of separate negotiation). Integrated top-of-the range Miele appliances including microwave, plumbed coffee machine and dishwasher. Space and plumbing for American-style fridge / freezer and integrated Aga twin-zone wine cooler.

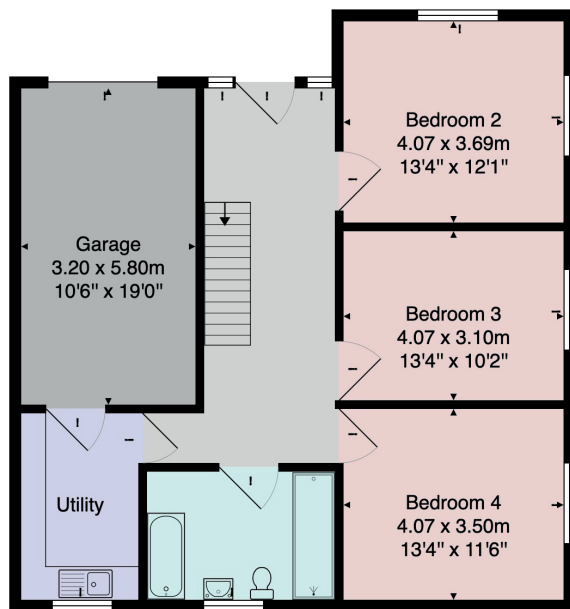
### BEDROOM 1

A double bedroom with en-suite shower room.

### EN-SUITE SHOWER ROOM

Marble tiling to walls and floor. Modern white Duravit suite comprising low-flush WC, washbasin set within vanity unit, and walk-in shower with top-of-the-range Hansgrohe fittings. Window to front and heated towel rail.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 192.0 m<sup>2</sup> ... 2067 ft<sup>2</sup>

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

Electric gates provide access to a block-paved driveway where there is ample parking space and an electric vehicle charging point. The driveway leads to a spacious integral garage with electrically operated door, power, light, and hot and cold water feed, Vaillant boiler and 300-litre MegaFlo system. The garage is fully insulated, plastered and painted, and offers potential for conversion to additional accommodation, subject to obtaining the appropriate consents. Easily maintained garden areas to the sides and front, with raised borders.

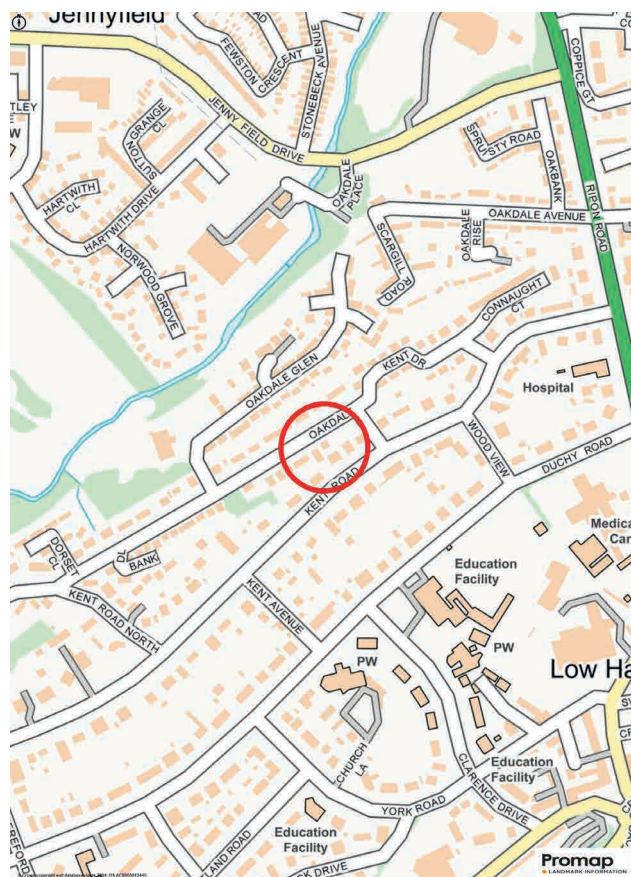
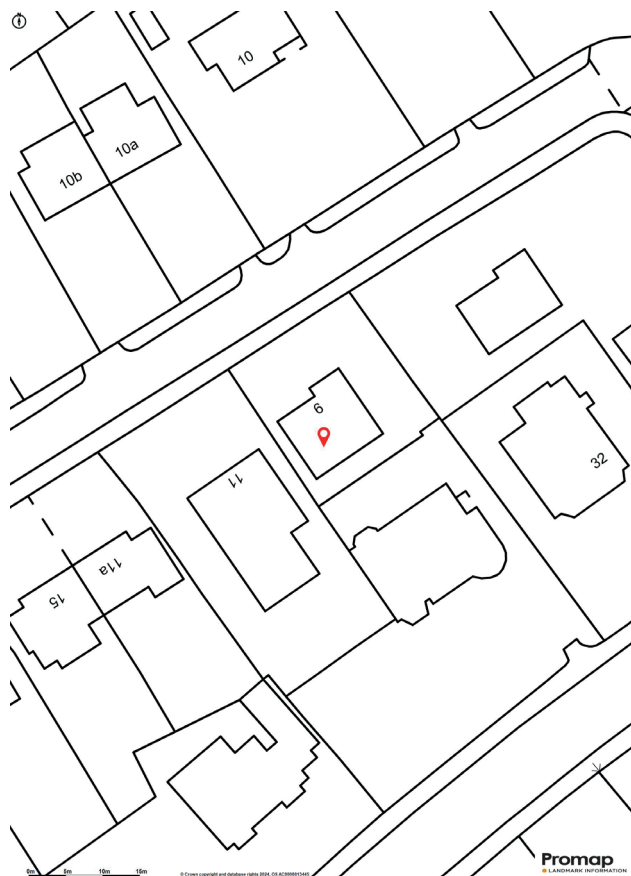
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		92
B (81-91)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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