



VERITY  
FREARSON

5 OAKDALE MANOR, HARROGATE, HG1 2NA

GUIDE PRICE £1,200,000



## 5 OAKDALE MANOR,

*Harrogate, HG1 2NA*

**A most impressive stone-built five-bedroom detached home forming part of this exclusive development, enjoying a beautiful location on the Duchy estate, next to open countryside and Oakdale Golf Club, yet within five minutes' drive from Harrogate.**

This superb and individual home offers generous, flexible and airy accommodation, and an internal viewing is essential to appreciate the overall scale and quality of this beautiful home. A particular feature of the property is the thoughtfully landscaped and good-sized gardens, with views over Oakdale Golf Club and surrounding woodland.



3 Reception Rooms · Breakfast Kitchen · Cloakroom · Utility Room

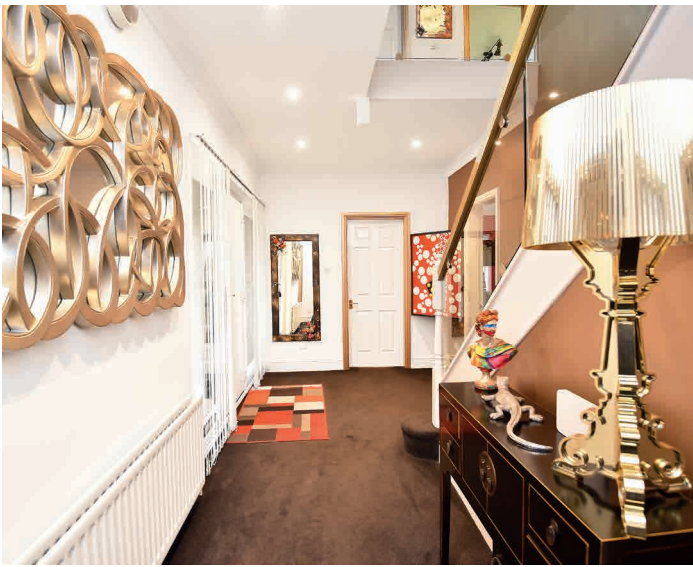
5 Bedrooms · 2 En-Suites · House Bathroom

Ample Off-Road Parking · Integral Double Garage · Attractive Landscaped Gardens













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

With central heating radiator. Good-sized under-stairs cloaks cupboard.

### LOUNGE

Tall picture windows to side, plus extensive bi-folding doors to the rear with Velux windows above, giving access to the private terrace with views of the garden and the woodland beyond. Central heating radiator.

### DINING ROOM

Full-width double-glazed window with views over the gardens. Central heating radiator.

### STUDY

Double-glazed windows to front and side. Central heating radiator and feature iron fireplace.

### STYLISH BREAKFAST KITCHEN

Fitted with contemporary units incorporating and excellent range of wall and base units with integrated appliances. Island with seating.

Window to rear and double doors leading to the rear garden.

### CLOAKROOM

With low-flush WC and pedestal washbasin. Double-glazed window to front. Central heating radiator.

### UTILITY ROOM

With half-glazed exterior door to rear. Plumbing for washing machine, sink and central heating radiator.

### FIRST FLOOR SPACIOUS LANDING

Large Velux window to front with extensive range of fitted book shelving. Coved ceiling.

### MASTER BEDROOM

Two windows to side and two Velux windows to front. Central heating radiator and coved ceiling. Fitted wardrobes.

### EN-SUITE SHOWER ROOM

With walk-in shower, washbasin and vanity unit and WC. Modern tiling and heated towel rail.

### BEDROOM 2

Two skylight windows to side with a pleasant aspect over the gardens. Central heating radiator.

### EN-SUITE SHOWER ROOM

Velux window to side. Low-flush WC, pedestal wash basin and fully tiled shower cubicle. Plumbing for washing machine. Central heating radiator.

### BEDROOM 3

Velux window to side and double-glazed window to front. Central heating radiator.

### BEDROOM 4

Double-glazed window to side and central heating radiator.

### BEDROOM 5

Velux window to rear and central heating radiator. Extensive range of fitted wardrobes.

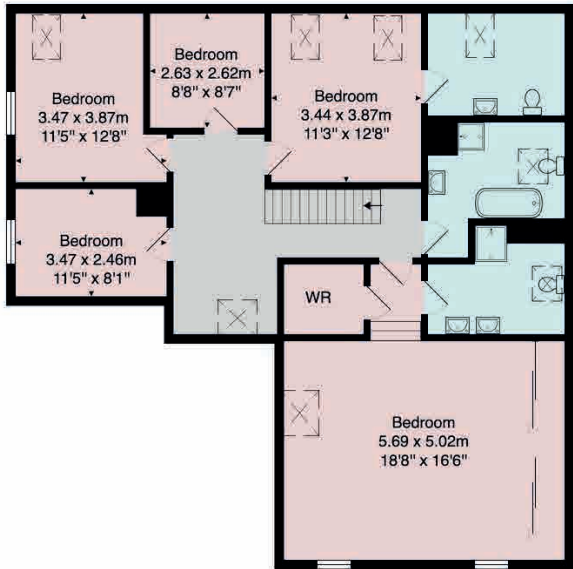
### LUXURY BATHROOM

A superb bathroom with free-standing bath, walk-in shower, washbasin and vanity unit, and WC. Modern tiling.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 209.6 m<sup>2</sup> ... 2257 ft<sup>2</sup> (excluding garage)  
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

Tarmac driveway to front provides off-road parking and leads to an integral double garage with electric-operated up-and-over door, light and power. Door to the rear garden and further door to the reception hall.

The property is accessed via a bridge over Oak Beck leading to a shared entrance to the drive with ample parking. There are gardens to three sides of the property, which have been landscaped with natural stone walls and thoughtfully planted. In addition to the mature trees there are a number of specimen trees. There are external power and water points, in addition to security lighting and mains electric lights, which illuminate the drive and garden. There are views from the rear of the garden over woodland and Oakdale Golf Club.

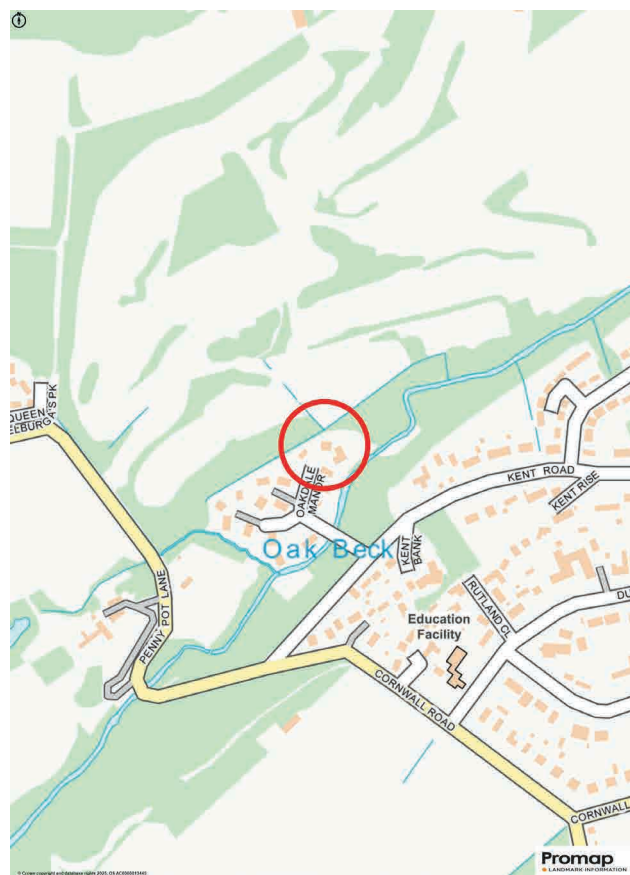
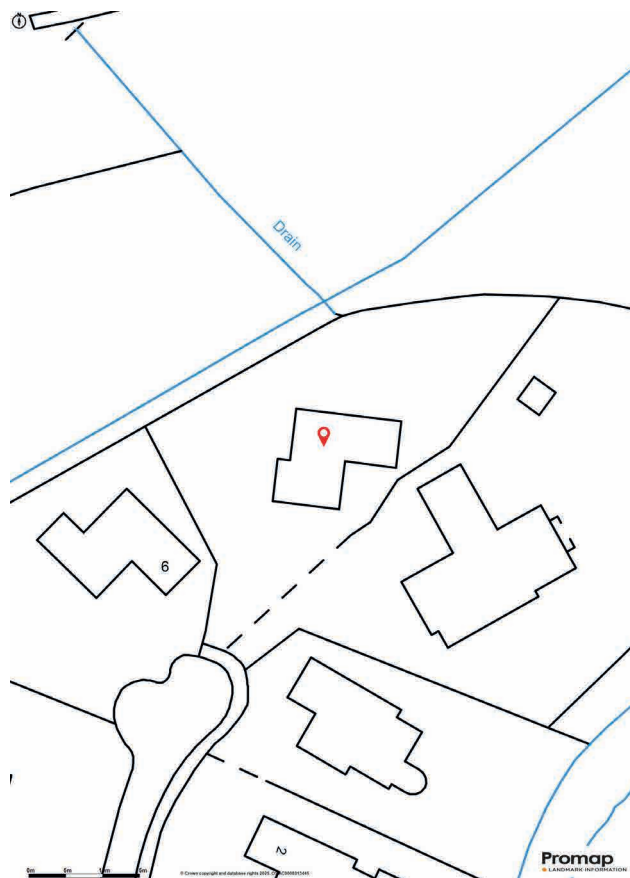
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - G



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