



VERITY  
FREARSON

34 OATLANDS DRIVE, HARROGATE, HG2 8JR

OFFERS OVER £1,150,000



# 34 OATLANDS DRIVE,

*Harrogate, HG2 8JR*

**A fantastic opportunity to purchase a substantial four-bedroom detached house occupying a generous plot with good-sized and attractive gardens, situated in a desirable location on Oatlands Drive, close to the famous Harrogate Stray and the town centre.**

This impressive home provides generous and well-presented accommodation. On the ground floor there are three reception rooms, together with a dining kitchen, sunroom extension, utility room and cloakroom. Upstairs, there are four good-sized bedrooms, a modern en-suite shower room, bathroom and study. A particular feature of this home is the delightful gardens surrounding the property, with extensive lawned areas and a patio for outdoor entertaining. A driveway provides ample parking and leads to a carport and double garage.

The property is located in a desirable position, well served by popular schools and within easy walking distance of Hornbeam Park railway station, and the town centre via the famous Harrogate Stray.



3 Reception Rooms · Garden Room · Kitchen · Cloakroom · Utility Room

4 Bedrooms · En-Suite Shower Room · Bathroom · Study

Ample Off-Road Parking · Carport · Double Garage · Generous Lawned Gardens













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

An entrance porch leads to the hall which has original oak flooring that continues through to the sitting room. Attractive staircase leads to the first floor.

#### SITTING ROOM

A large reception room with a window overlooking the garden. Attractive mahogany fire surround with open fire. Original oak flooring.

#### DINING ROOM

A further reception room with windows overlooking the garden. Attractive fireplace with living-flame gas fire.

#### FAMILY ROOM

Providing a further sitting area with fireplace and living-flame gas fire.

#### GARDEN ROOM

Providing additional living space with windows and glazed doors enjoying a delightful outlook over the garden.

### KITCHEN

With tiled flooring, spacious dining area and glazed bi-folding doors leading to the garden. The kitchen comprises a range of quality fitted units with granite worktops. Space and plumbing for appliances.

### UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for appliances.

### CLOAKROOM

With WC and washbasin. Cloakroom cupboard.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with feature fireplace and en-suite.

### EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and large walk-in shower. Heated towel rail. Tiled walls and floor. Under-floor heating.

### BEDROOM 2

A large double bedroom with feature fireplace and washbasin.

### BEDROOM 3

A double bedroom with fireplace and washbasin.

### BATHROOM

A white suite comprising washbasin and bath with shower above. Tiled walls and floor. Heated towel rail.

### SEPARATE WC

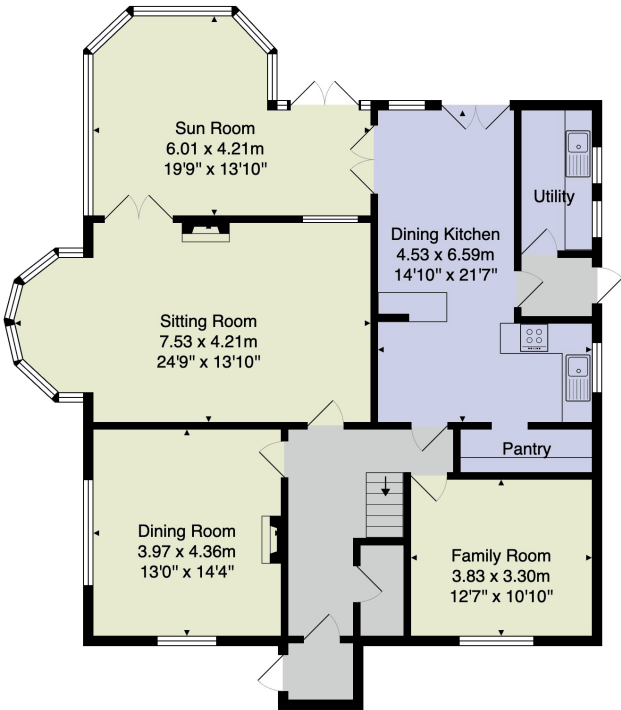
### BEDROOM 4

A further good-sized bedroom with fitted cupboards.

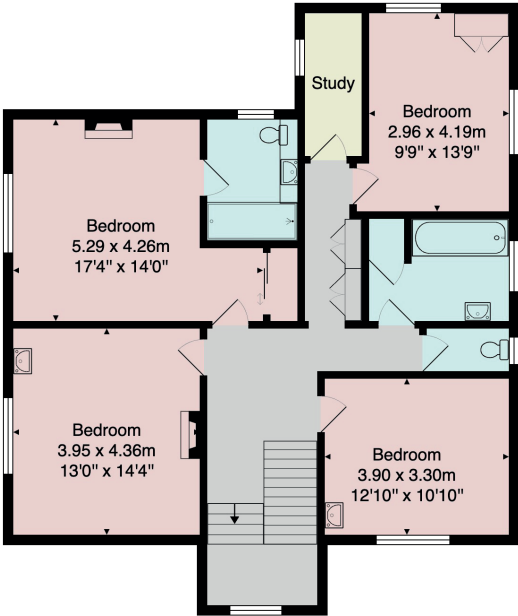
### STUDY

Providing a useful workspace, potential to use as a nursery or small single bedroom.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 235.1 m<sup>2</sup> ... 2531 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

A driveway provides ample parking and leads to a carport and double garage with light and power. The house occupies a generous and attractive corner plot, with mature gardens surrounding the property with extensive lawned area, well-stocked, planted borders and patio. Outside lighting and remote-controlled retractable awning.

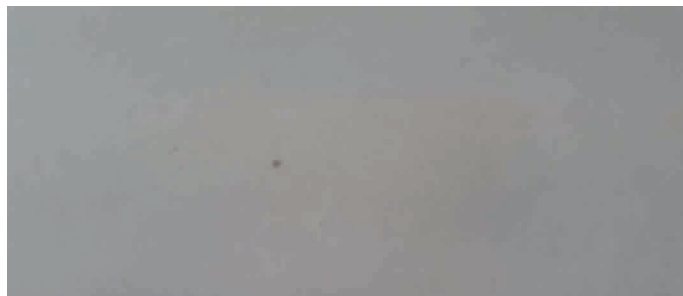
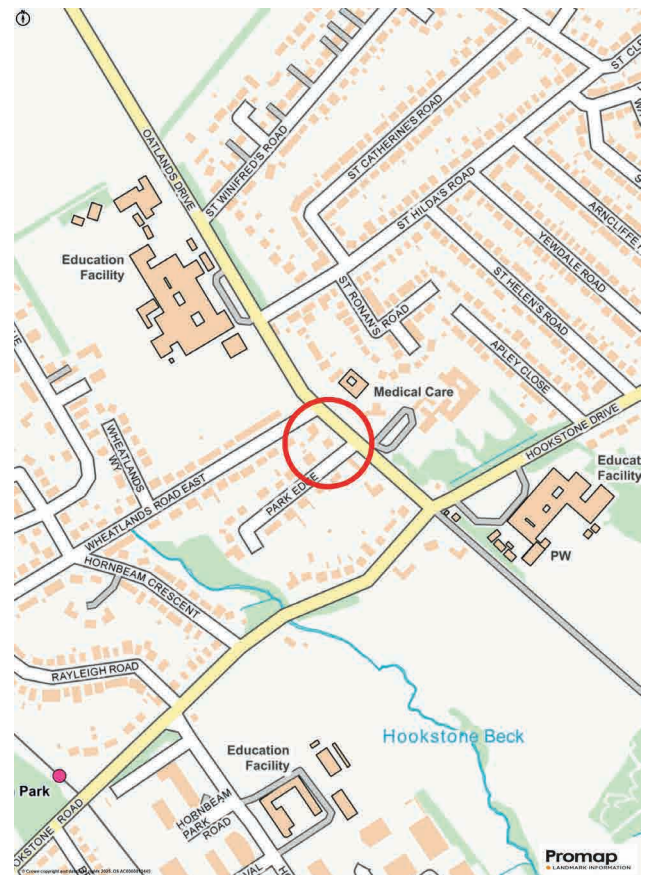
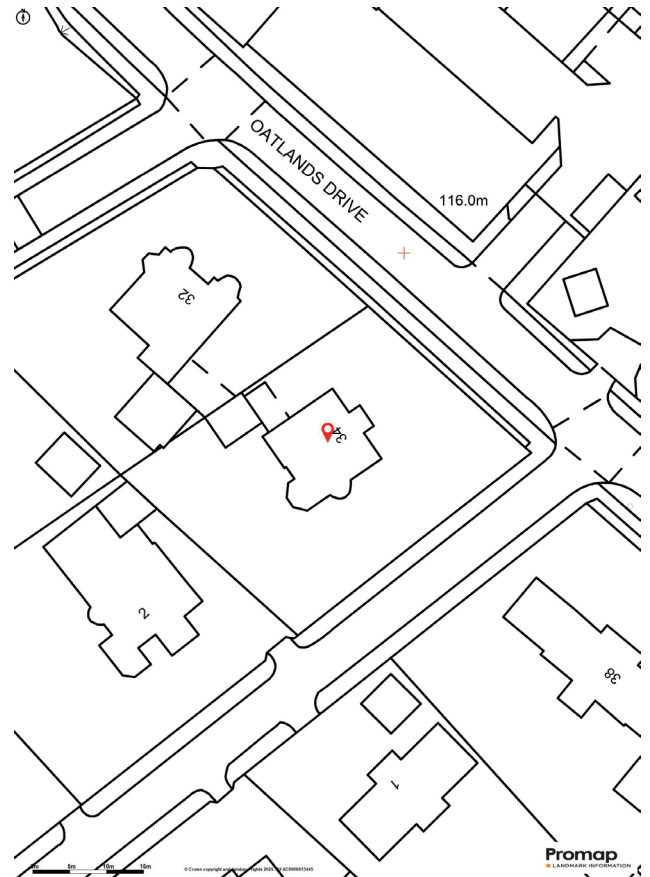
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - G



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