



VERITY
FREARSON

6 OAKDALE MANOR, HARROGATE, HG1 2NA

OFFERS OVER £900,000

6 OAKDALE MANOR,

Harrogate, HG1 2NA

A most impressive and beautifully appointed detached four-bedroom family home in a peaceful and exclusive location close to town.

The property benefits from spacious, well-presented accommodation with gas central heating, beautiful gardens and a large garage. The property offers generous accommodation comprising a large sitting room with dining room, breakfast kitchen, study and utility room and WC. Upstairs, there are four large bedrooms, two with en-suites, plus a house bathroom.

No 6 Oakdale Manor is a distinctive and highly individual four-bedroom detached house offering spacious, light and flexible accommodation in a fantastic Duchy location. This beautifully presented stone-built home is accessed via a bridge over Oak Beck, which leads directly to this exclusive development of luxury properties, close to open countryside whilst still being just a few minutes from the amenities of Harrogate town centre. The house stands in an idyllic woodland setting adjoining Oakdale Golf Course.



Living / Dining Room · Breakfast Kitchen · Utility Room · Cloakroom · Study

5 Bedrooms · 2 En-Suite Shower Rooms · House Bathroom

Ample Off-Road Parking · Large Garage · Gardens · Summerhouse







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With radiator and oak flooring.

LIVING / DINING ROOM

With views of the garden and golf course, oak flooring, three radiators and French doors out onto the patio area. (The fire is non-operational and for decorative purpose only)

BREAKFAST KITCHEN

A high-quality kitchen fitted with a range of maple wood shaker style wall and base units. Including fitted double oven, microwave, dishwasher, fridge, induction hob and extractor fan. With tiled flooring, dining area and views of the garden.

UTILITY AREA

With a range of maple wall and base units, stainless steel sink and washing machine.

CLOAKROOM

Modern suite comprising low-flush WC and glass wall-mounted washbasin.

STUDY

Window to front.

FIRST FLOOR

LANDING

Large landing with built-in bookcase.

BEDROOM 1

A particularly generous bedroom (measuring 19'6" x 16') with oak flooring, radiator, fitted storage plus additional linen storage.

EN-SUITE SHOWER ROOM

With low-flush WC and twin washbasins with built-in storage around them.

BEDROOM 2

A further double bedroom with two radiators and views of the garden.

EN-SUITE SHOWER ROOM

With low-flush WC and washbasin cabinets built around it.

BEDROOM 3

A third double bedroom with radiator and views of the garden.

BEDROOM 4

A further bedroom with radiator and built-in storage.

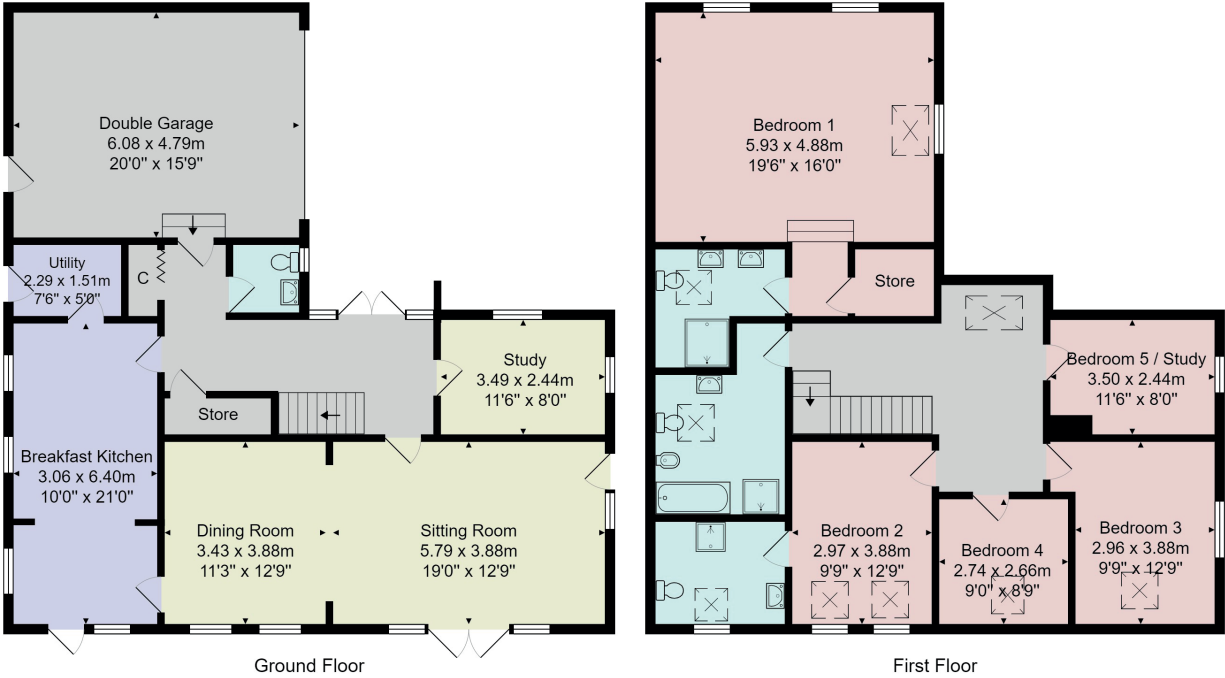
BEDROOM 5

(Currently used as a dressing room.) A large room fitted on each side with clothing storage. Window at the end of the room and radiator.

HOUSE BATHROOM

Fitted with a modern suite comprising of bath, separate shower, low-flush WC, bidet and pedestal washbasin.

FLOOR PLAN



Total Area: 239.2 m² ... 2575 ft²
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

With large garage, driveway parking for four cars, gardens to front, side and rear including a stream, summerhouse and undercover patio dining area.

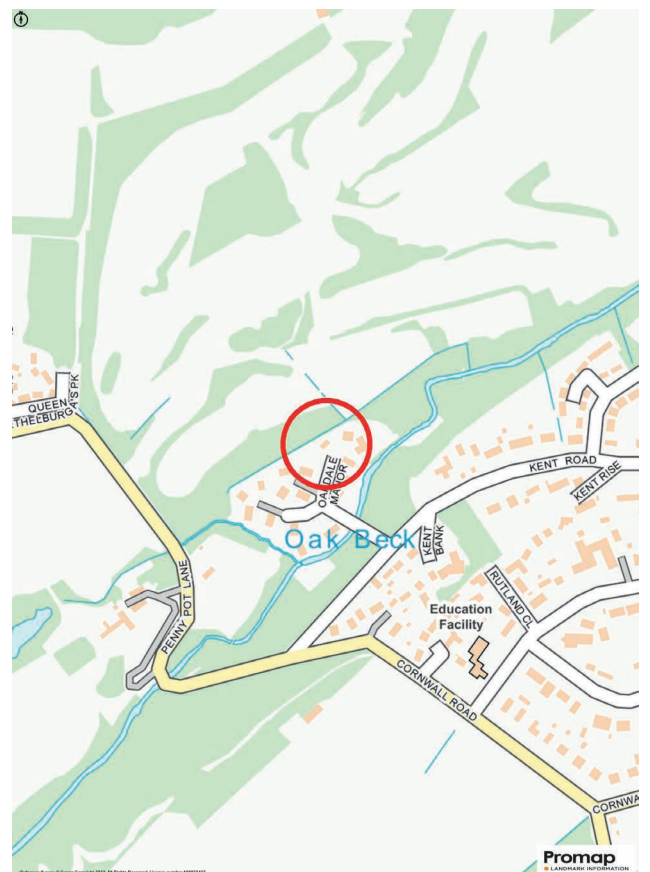
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
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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