



## Oakdale, Harrogate HG1 2LW

- BEAUTIFULLY EXTENDED UNIQUE FAMILY HOME
- Stylishly designed and modern throughout
- Stunning open plan dining/ kitchen and snug area
- Stylish outdoor terrace with dining and entertaining area
- Driveway parking
- Set in the exclusive 'Duchy' neighbourhood
- Five bedrooms
- Landscaped garden front and rear
- Integrated store room
- Council Tax Band E

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

**Offers Over £825,000**



# Oakdale, Harrogate HG1 2LW

## DESCRIPTION

A truly stunning, recently modernised home now available in one of Harrogate's finest neighbourhood forming part of the Duchy Estate. With Oakdale Golf Course close by and surrounded by mature trees, the property benefits from an abundance of privacy to enjoy the exquisite gardens and terrace. The property is arranged over several levels, expertly extended to compliment the surrounding landscape.

Presented to a very high standard throughout, the accommodation comprises: A welcoming reception area extending into a hallway with doors to the formal lounge with a modern feature fireplace, guest cloakroom, utility room, garage style store room and Bedroom four. A balcony with a glass balustrade overlooks the lower mezzanine level. Stairs descend to the open plan kitchen/ dining and snug area. The main hub of the house, decadent in design featuring an integrated kitchen with three single ovens/microwave, wine cooler, an island/ breakfast bar with a five ring gas hob, complete with stone working surfaces. Designed with guests in mind, this area is ideal for entertaining, accommodating a large dining table and cosy area for lounging with wide bi-fold doors out onto the terrace.

Stairs rise to the first floor landing with doors to the main bedroom with fitted wardrobes and a luxury en-suite bathroom featuring a bath and separate walk in shower. Two further double bedrooms, both benefitting from built in wardrobes, a further single bedroom, currently a dressing room and a modern family bathroom.

Outside, the property features a sweeping driveway with ample parking fronting the property, set amongst the landscaped gardens with mature beds. To the rear, a stunning terrace with room for a dining table, steps down to the lawn with a hot tub area and pergola. Beautifully landscaped and set against a backdrop of mature trees providing privacy and an ideal setting to entertain family and friends.

To view, please call to arrange an appointment.

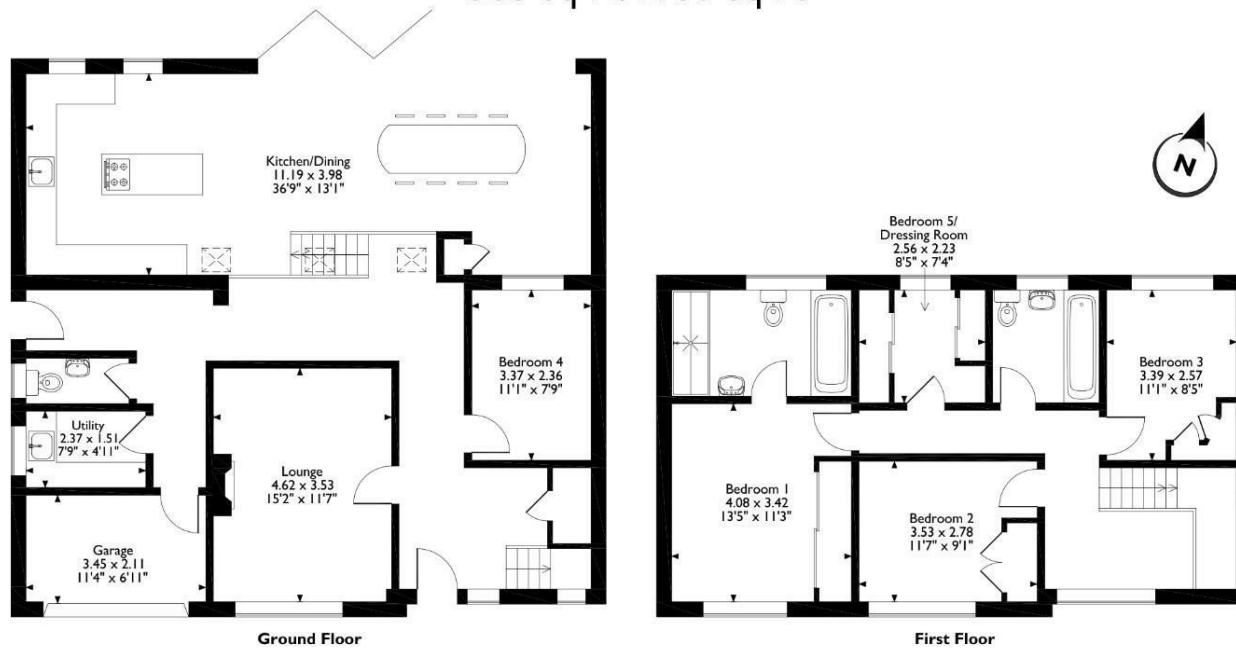








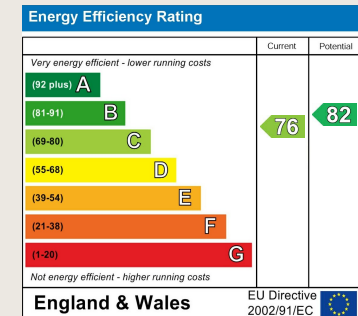
32 Oakdale, Harrogate, HG1 2LW  
Approximate Gross Internal Area  
368 Sq M/1980 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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