



OAKDALE

£785,000



ANDREW HILL

# Oakdale

77 Oakdale, Harrogate, North Yorkshire, HG1 2LT

A truly individual detached house providing immaculately maintained and skillfully extended accommodation set amidst beautiful gardens in the prestigious Duchy residential area.

Tastefully presented throughout, the well proportioned accommodation includes an entrance hall, downstairs shower room, sitting room, dining room which opens into an open plan living area, superbly fitted kitchen, utility room, master bedroom with shower, 2 further double bedrooms, occasional bedroom 4/study and family bathroom.

Attached garage and additional driveway parking.

At the front is a landscaped terraced garden designed for ease of maintenance. To the rear is an outstanding garden superbly stocked and imaginatively designed. There are established beds & borders, lawn, small woodland area, pond and various paved sitting areas and meandering pathways.

Potential for further extension, subject to planning permission.

A truly wonderful property, boasting a tranquil setting in one of Harrogate's most exclusive locations and certainly warranting an internal viewing to be appreciated.

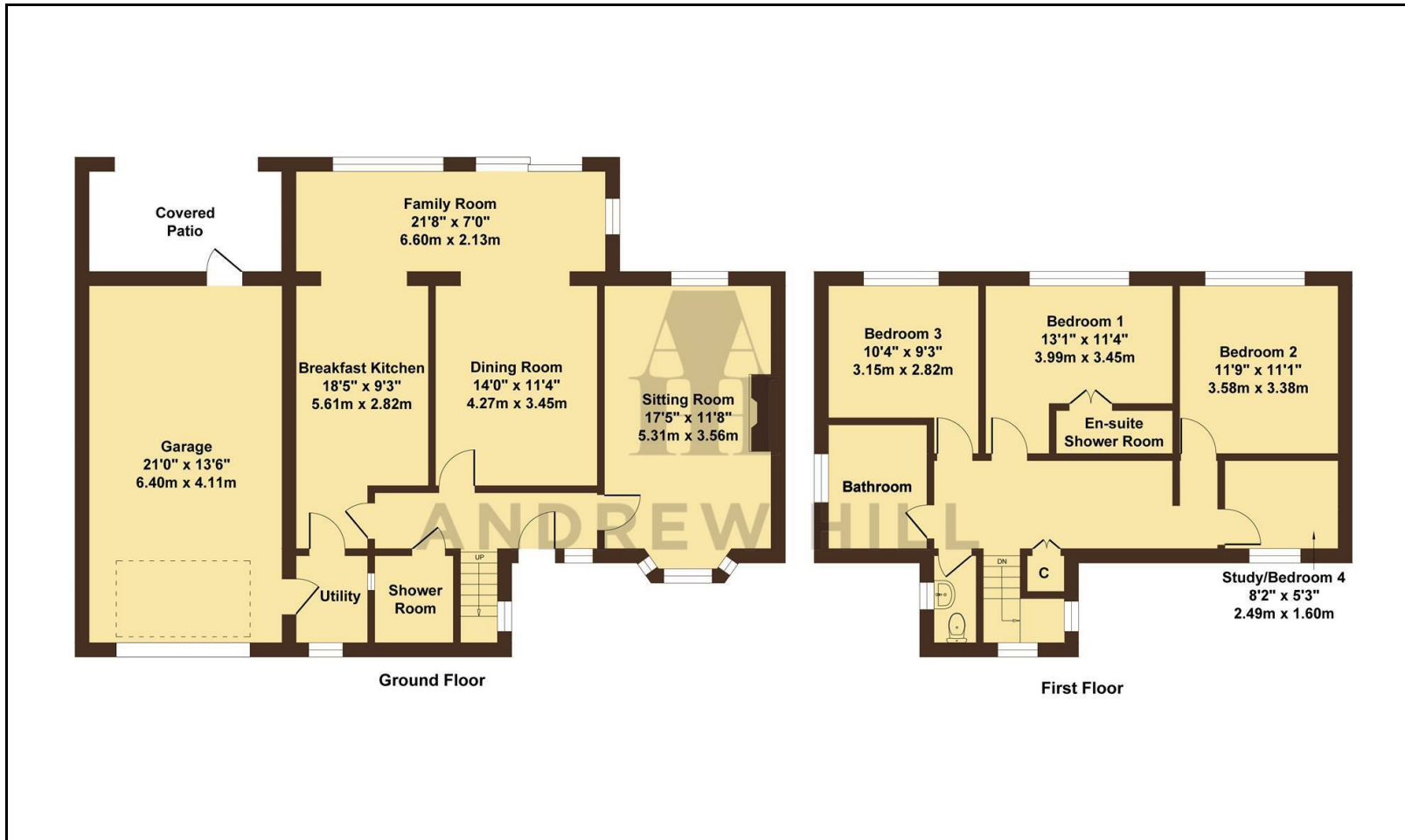




- Individual Detached House
- Superbly Fitted Kitchen
- Immaculate Condition Throughout
- Approx 1500 sq ft

- 3 Bedrooms Plus Study
- Extended on the Ground Floor
- Fine Elevated Setting

- 3 Reception Rooms
- Stunning Garden
- Highly Prestigious Location



Services

- Mains services connected.
- Gas central heating.
- Sealed unit double glazing.
- Council tax band F.
- EPC rating D.

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