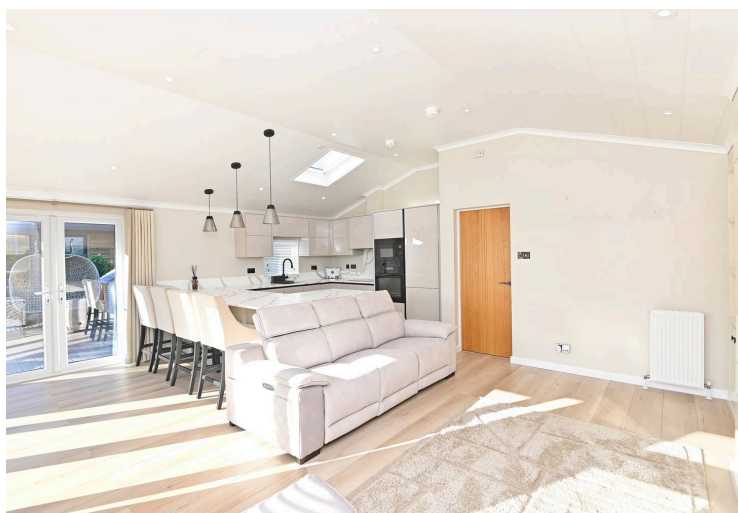




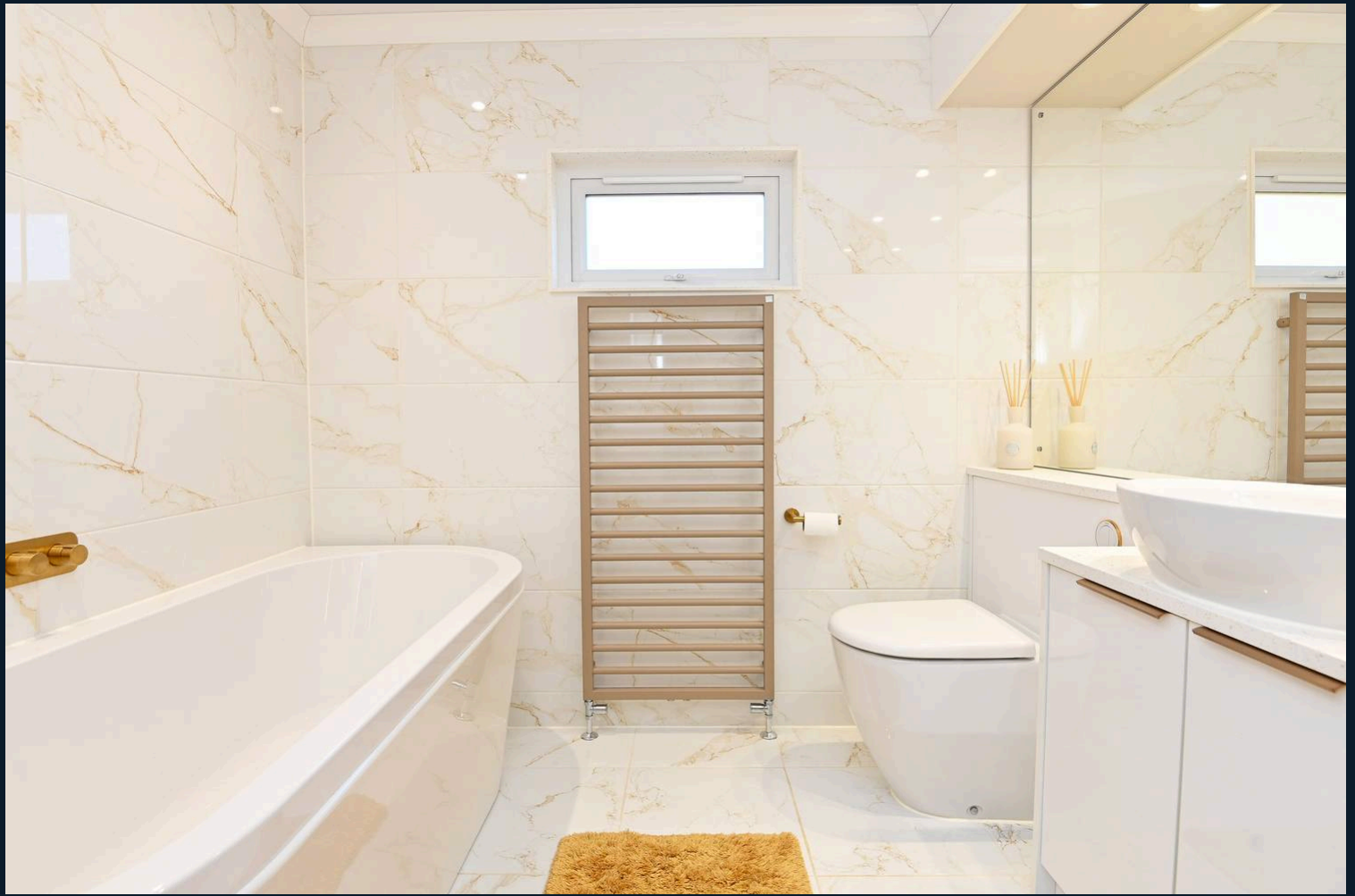
Oakwood, Rudding Holiday Park, Harrogate

£580,000 Leasehold



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WINNING AGENT**

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Nestled within the prestigious Rudding Park Estate, this exceptional three-bedroom detached lodge offers far more than simply a home, presenting a rare opportunity to enjoy a luxurious lifestyle within one of Harrogate's most exclusive settings.

Occupying a prime position within this secure gated estate, the property combines beautifully appointed accommodation with generous private gardens, extensive parking, a carport and excellent outdoor entertaining space. Finished to a high standard throughout, it is ideally suited to those seeking a peaceful retreat with access to outstanding leisure, sporting and hospitality facilities.

Residents enjoy access to Rudding Park's extensive amenities, including golf membership, gym and swimming facilities, estate walks and landscaped grounds, together with exclusive discounts at the hotel's acclaimed restaurants and spa. The estate occupies a superb position on the southern edge of Harrogate, with convenient access to the southern bypass and A1(M).

OUTSIDE

The lodge occupies a particularly generous plot and is approached through electric gates leading to a substantial private driveway and carport. The property is surrounded by attractive gardens, including generous lawned areas, a York stone patio and a composite decked sun terrace, providing a choice of excellent outdoor sitting and entertaining spaces. A further standout feature is the covered hydrotherapy pool, which is included within the sale.

AGENT'S NOTE

The plot is leasehold.

The current licence is understood to be for a total term of 45 years, with approximately 43 years remaining.

SITE FEES:

Approximately £9,000 per annum.

Residents are responsible for their own gas and electricity charges. Water and sewerage are understood to be included within the site fee.

Residents benefit from access to a range of private Rudding Park facilities, understood to include:

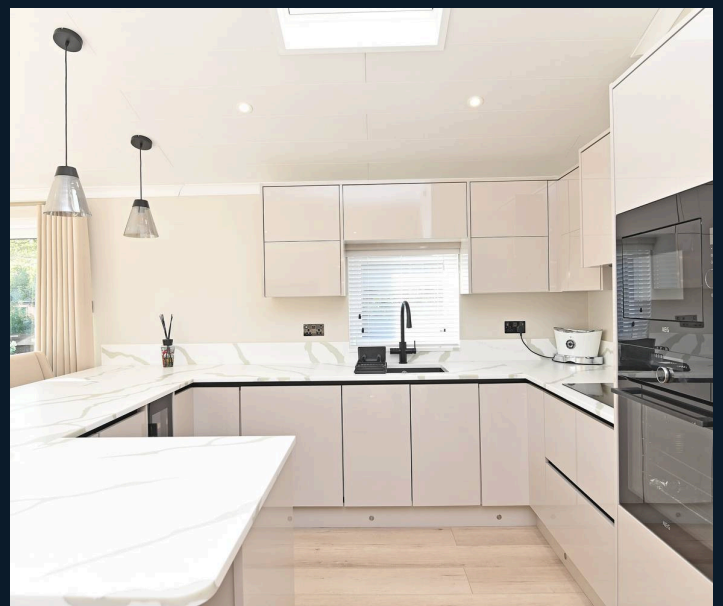
- Gym and indoor and outdoor swimming pools

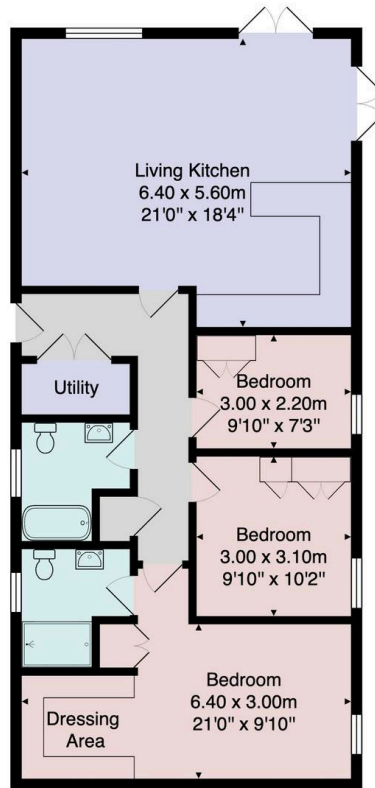


A spacious reception hall provides an impressive entrance to the property and benefits from fitted storage cupboards, including a large utility cupboard with plumbing for a washing machine. The centrepiece of the home is the stunning open-plan living kitchen, an exceptional space designed for both everyday living and entertaining. The kitchen is fitted with a stylish range of contemporary wall and base units complemented by worktops and a breakfast bar. Integrated appliances include a boiling-water tap, dishwasher, induction hob, oven, microwave and fridge / freezer. The adjoining living and dining areas are equally impressive, with two sets of glazed doors opening directly onto the garden and terrace. A contemporary media wall with fitted television and shelving provides an attractive focal point, together with a modern wall-mounted electric fire.

There are three good-sized bedrooms. The principal bedroom is of particularly generous proportions and features a dressing area together with a stylish en-suite shower room. The en suite is fitted with a modern white suite comprising a WC, washbasin set within a vanity unit and large walk-in shower, complemented by tiled walls and flooring.

The remaining bedrooms are both well-proportioned and, like the principal bedroom, benefit from fitted televisions. The main bathroom is finished to an equally high standard and comprises a WC, washbasin set within a vanity unit and bath, with tiled walls and flooring.





Total Area: 92.0 m² ... 991 ft²

All measurements are approximate and for display purposes only.

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