



## Oakdale, Harrogate, HG1 2LW

- Beautifully extended four bedroom semi-detached family home
- Private rear garden backing directly onto Oakdale Golf Course
- Elegant living room with solid oak flooring and contemporary fireplace
- Modern fitted kitchen with integrated appliances and separate utility room
- Early viewing highly recommended
- Prime position on the highly sought-after Duchy Estate
- Three generous reception rooms including a superb conservatory
- Driveway parking and terraced front gardens
- Gas fired central heating, double glazing and boarded loft storage space
- Council Tax Band E



**Guide Price £550,000**

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## DESCRIPTION

A beautifully improved and extended four bedroom semi-detached family home, occupying generous front and rear gardens in a highly sought-after location on the Duchy Estate, with a private rear garden overlooking Oakdale Golf Course.

Offering spacious and versatile accommodation throughout, the property benefits from gas fired central heating and double glazing and briefly comprises: entrance porch leading into a welcoming reception hall, spacious living room featuring solid oak flooring, contemporary fireplace, wall lighting and decorative ceiling cornicing.

To the rear is a superb conservatory extension, currently used as a dining room, providing an excellent additional reception and family entertaining space with double doors opening onto the garden. There is also a separate dining room, creating three reception rooms in total, together with a modern fitted kitchen with integrated appliances, rear entrance porch and utility room. The ground floor further benefits from a fourth bedroom/home office and en-suite WC.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom incorporating a separate shower enclosure finished with mosaic tiling. In addition, the property benefits from a useful boarded loft space providing excellent storage.

Externally, the property offers driveway parking, terraced front lawns and a side carport. To the rear are flagged patio seating areas leading onto a large private mature lawned garden backing directly onto Oakdale Golf Course, creating an ideal setting for family living.

An ideal family home in a prime residential position, viewing is highly recommended.



## EPC

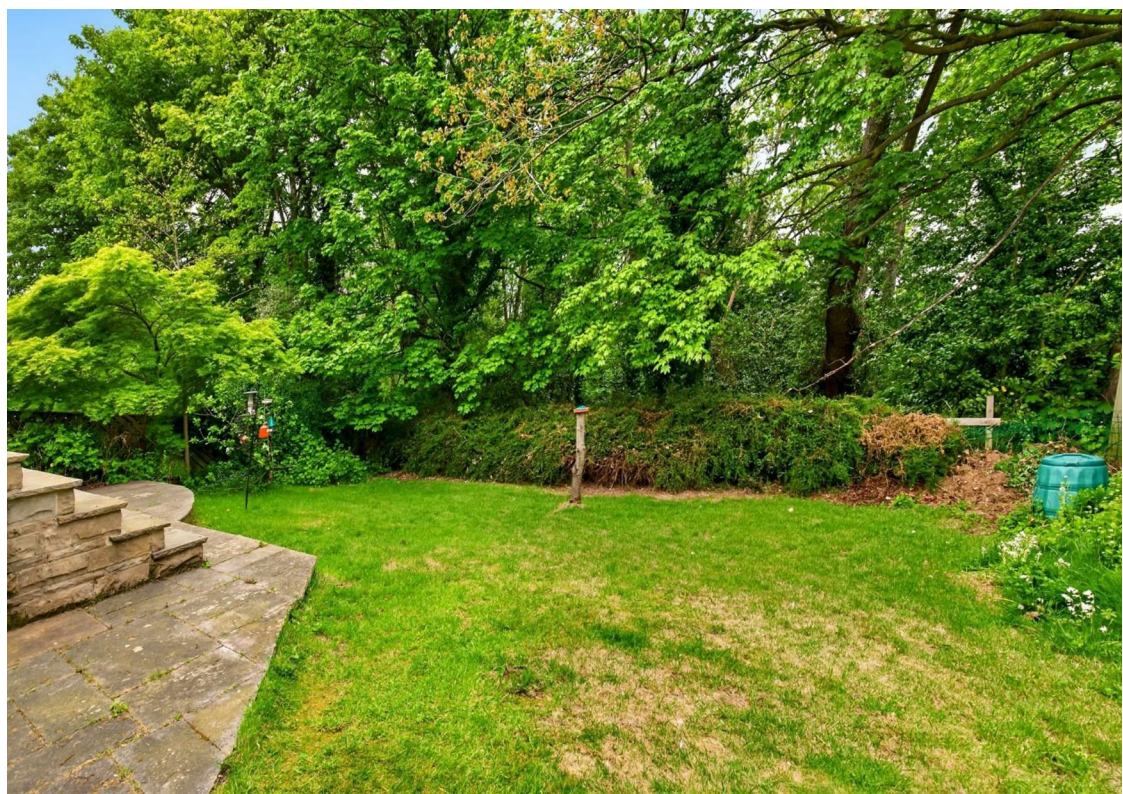
Energy rating C

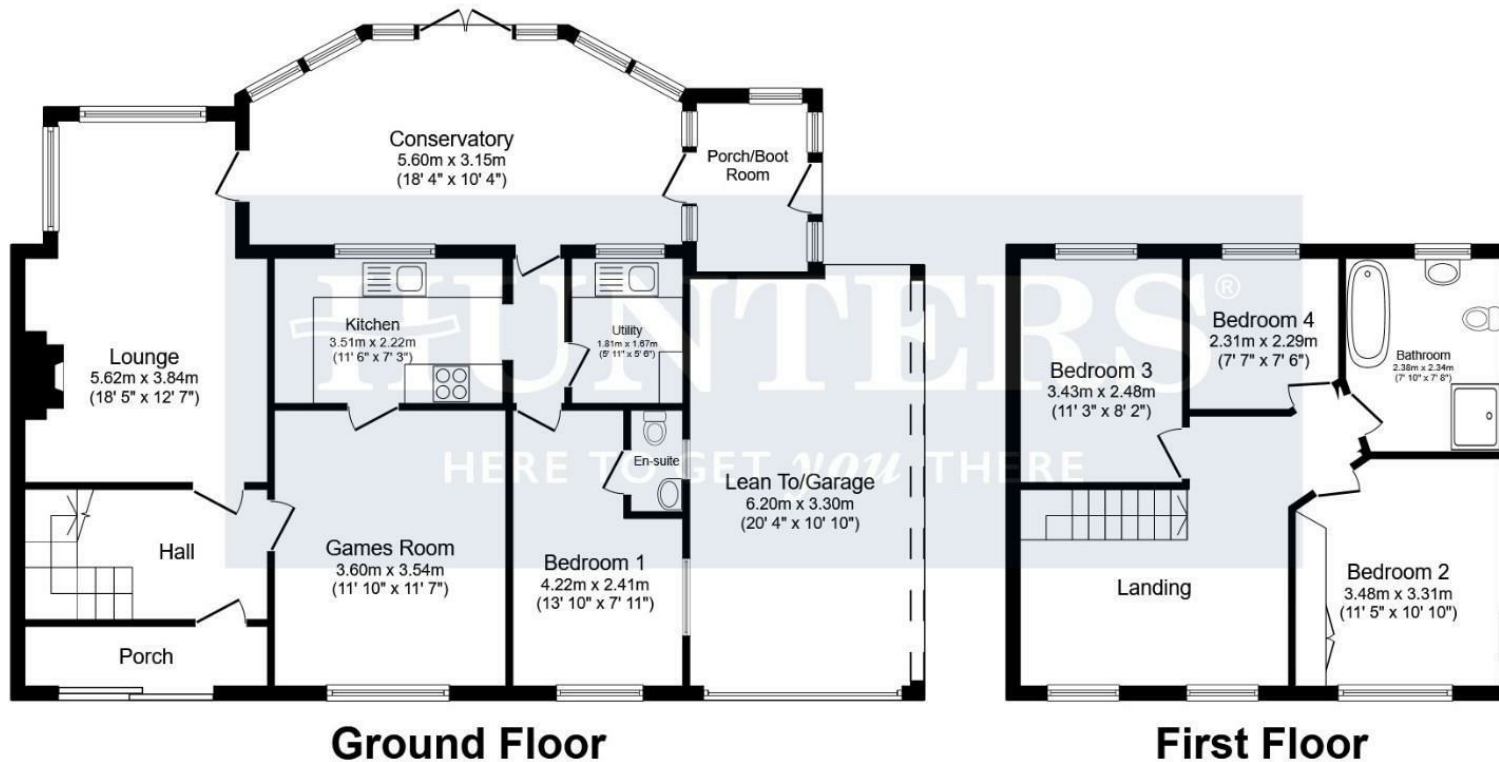
This property produces 4.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E



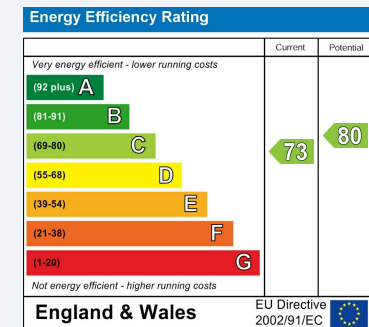


**Ground Floor**

**First Floor**

## 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.

Total floor area 167.1 sq.m. (1,799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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