

FOR SALE



Oak Drive, Harrogate, HG1 8GQ
Asking Price Of £330,000

MARTIN&CO



- Ideal for first-time buyers and young families
- Three-bedroom semi-detached home
- No onward chain
- Popular residential development in Harrogate
- Spacious modern dining kitchen with integrated appliances
- Two double bedrooms and house bathroom to first floor
- Bright and comfortable living room
- Impressive top-floor principal bedroom with Velux windows
- Fully enclosed rear garden with patio and lawn
- Downstairs WC



Looking for a home that's ready to move straight into, in a well-connected and highly sought-after location? This modern three-bedroom semi-detached property on Oak Drive could be just the one.

Set within a popular residential development in Harrogate and just a short distance from the neighbouring market town of Knaresborough, this home offers a great balance - peaceful surroundings with plenty to explore nearby. From independent cafés and scenic riverside walks to handy transport links and well-regarded schools, it's an area that suits both busy professionals and growing families alike.

The property itself is well presented throughout and offers a true turn-key opportunity, ideal for first-time buyers or those taking the next step on the ladder.

Step inside and you're welcomed by a bright hallway leading into a comfortable living room, perfect for relaxing evenings. To the rear, the spacious dining kitchen is a real highlight, featuring modern fitted units and a full range of integrated appliances including a fridge freezer, oven, hob, extractor and dishwasher. There's plenty of room for a family dining table, making it a great space for everything from midweek meals to weekend entertaining. A useful storage cupboard helps keep things tidy, and there's direct access out to the rear garden. A downstairs WC completes the ground floor.

Up on the first floor, you'll find two well-proportioned double bedrooms, along with a modern house bathroom fitted with a stylish three-piece suite and shower over bath. There's also an additional storage cupboard, always a welcome bonus.

The top floor is dedicated to the principal bedroom, creating a private retreat with built-in storage and two Velux windows that flood the space with natural light.

Outside, the fully enclosed rear garden is designed for easy enjoyment, with a lawned area, patio space ideal for al fresco dining, and a handy garden shed for storage.

All in all, this is a fantastic opportunity to secure a modern, low-maintenance home in a sought-after location with no onward chain to slow things down.

Further useful information regarding this fantastic home includes:

Tenure: Leasehold. There are 988 years remaining of a 999-year lease beginning in December 2014.

We have been advised there is a ground rent/service of £109 charge payable every 6 months to Walter Ingham & Co LLP

Council Tax Band: C

Services: Mains electricity, gas, and water

Broadband availability: Full fibre to the property with estimated speeds up to 1,600 Mbps

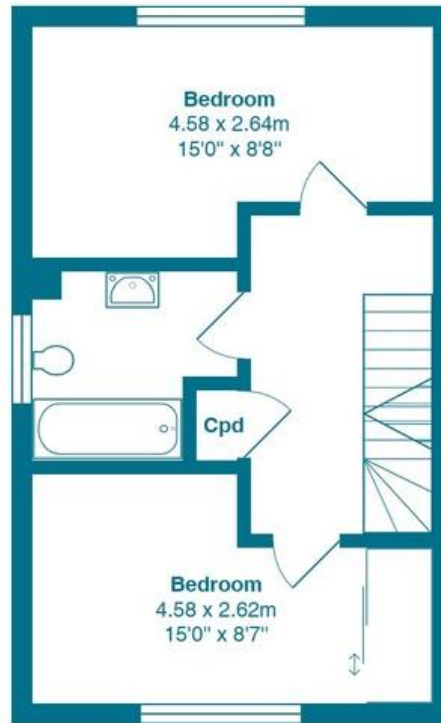
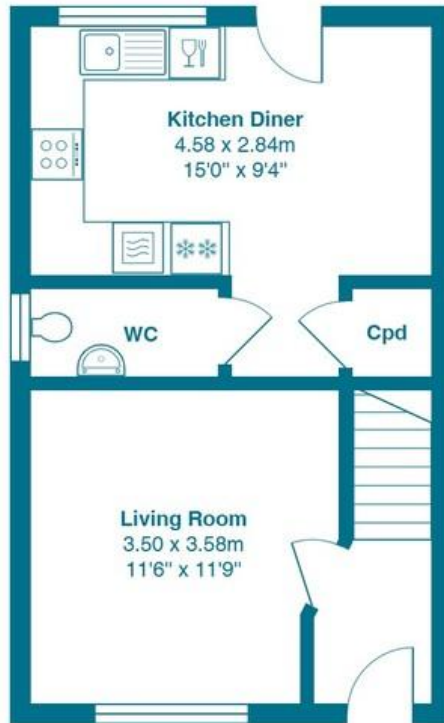
Mobile Coverage: O2, Vodafone, Three & EE
TV & Satellite availability: VIRGIN, Sky & BT

Flood Risk: Very low risk

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Total Area: 91.5 m² ... 985 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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