



76 Oakdale, Harrogate

£725,000 Guide Price



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An attractive and spacious four-bedroom semi-detached residence with self-contained annexe accommodation, generous gardens and a detached garage, occupying a delightful position within the highly sought-after Duchy area of Harrogate, close to open countryside and within easy reach of the town centre.

The property enjoys a prime position within the ever-popular Duchy estate, one of Harrogate's most desirable residential areas, well served by excellent local amenities, reputable schools, nearby countryside walks and convenient access to Harrogate town centre.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

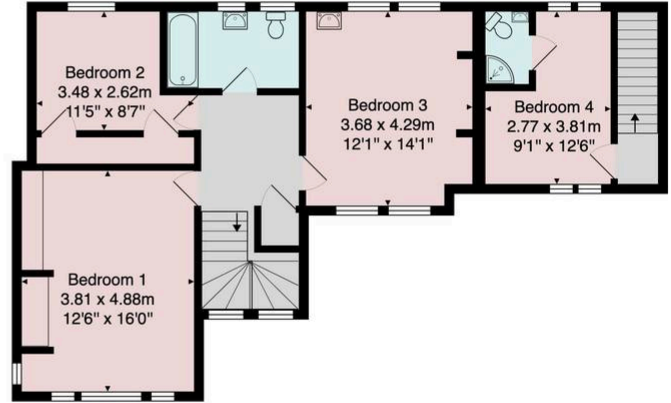


This individual property offers flexible and versatile accommodation, with part of the house currently arranged as a self-contained annexe extending over two floors, ideal for a dependent relative, guest accommodation, those working from home, an au pair or as a potential business opportunity. The annexe also offers scope to be incorporated back into the main house to create additional family living space if desired. The main house briefly comprises an entrance hall with ground floor WC, a spacious sitting room featuring an attractive fireplace with living-flame gas fire, together with a further reception room, also with fireplace and living-flame gas fire, overlooking the garden. There is a dining kitchen fitted with a range of units incorporating an electric hob, oven, fridge freezer and dishwasher, together with space for additional appliances. To the first floor there are three well-proportioned bedrooms and a modern house bathroom fitted with a white suite and shower over the bath. The adjoining self-contained annexe extends over two floors and provides excellent independent living space. The ground floor comprises a spacious living room with sitting and dining areas, whilst to the first floor there is a double bedroom with fitted wardrobes and a modern shower room. Externally, the property stands within attractive gardens laid mainly to lawn with well-stocked planted borders, creating a pleasant outdoor setting. A driveway provides off-street parking and leads to a detached single garage.





Ground Floor



First Floor

Total Area: 176.2 m² ... 1897 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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