



41 Oakdale, Harrogate

£650,000 Guide Price



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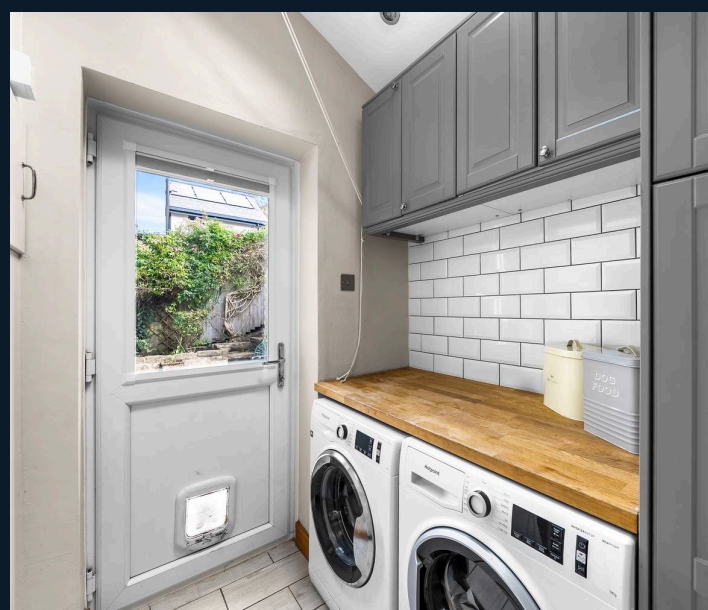


An attractive four-bedroom detached family home offering beautifully presented and versatile accommodation arranged over three floors, including a superb dining kitchen and a converted lower ground floor providing excellent additional bedroom accommodation with en-suite facilities. The property occupies an elevated position on the highly regarded Oakdale, enjoying a leafy outlook towards Oakdale Golf Club to the front, together with a delightful south-facing, tiered landscaped rear garden featuring attractive terraces and an elevated seating area with views. OUTSIDE 41 Oakdale occupies an attractive elevated position with landscaped gardens arranged over a number of levels, providing a variety of outdoor spaces from which to enjoy the surroundings. To the front, the property is approached via a driveway providing off-street parking with a EV charging point, with steps leading up through attractive landscaped planting to the main entrance. The elevated position provides a particularly pleasant leafy outlook towards Oakdale Golf Club. The south-facing rear garden is a delightful feature of the property, enjoying excellent natural sunlight throughout the day and having been thoughtfully landscaped to create a series of attractive and usable outdoor spaces. Immediately adjoining the house is a paved terrace, accessed directly from both the living room and utility room, providing a pleasant area for outdoor seating and relaxation. Stone retaining walls, established shrubs and colourful planting create an attractive backdrop, whilst steps lead upwards through the garden to a further elevated area. At the upper level is a generous decked seating terrace, ideally suited to outdoor dining and entertaining, positioned alongside an attractive level lawn. This elevated part of the garden benefits from the desirable southerly aspect and enjoys pleasant views over the surrounding rooftops and leafy neighbourhood, providing a particularly appealing place to sit and enjoy the outlook. The combination of paved terraces, mature planting and the elevated decked seating area creates a garden with considerable character and a variety of spaces to enjoy throughout the day. LOCATION Oakdale is one of Harrogate's most established and sought-after residential areas, renowned for its attractive surroundings, mature trees and proximity to Oakdale Golf Club which is just a couple of minutes walk from the house, as are nearby woodlands and a riverside walk. The property is conveniently positioned a short walk away from Harrogate town centre, which offers an excellent selection of independent shops, restaurants, cafés and everyday amenities. The nearby Valley Gardens and surrounding countryside provide excellent opportunities for walking and recreation, whilst the area is also well served by a number of highly regarded schools. Harrogate railway station provides regular services to Leeds and York, with onward connections to the national rail network, whilst excellent road links offer convenient access to Leeds, Skipton, and the wider Yorkshire region.

Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D



The property provides well-appointed accommodation which has been thoughtfully adapted to suit modern family living, with the additional lower ground floor accommodation offering flexibility. An attractive entrance porch opens into the reception hall, from which there is access to the principal ground-floor rooms. The living room is a particularly welcoming reception space, featuring an attractive cast iron fireplace, real wood flooring and a wide bay window providing an outlook towards the leafy surroundings at the front of the property. French doors to the rear open directly onto the adjoining paved terrace, creating a pleasant connection between the living accommodation and the gardens. The dining kitchen is another appealing feature of the house, providing an excellent space for everyday family living and entertaining. The kitchen has been fitted with a comprehensive range of contemporary shaker-style units complemented by timber work surfaces, a Belfast sink, tiled splash backs, and a range-style cooker. A combination of recessed lighting and rooflights provides excellent natural light, whilst the adjoining dining area is positioned towards the front of the property. A separate utility room provides useful additional storage and laundry facilities, together with direct access onto the rear paved terrace, whilst a guest WC completes the accommodation at this level. To the first floor are three well-proportioned bedrooms, all with fitted wardrobes by Hammonds. Bedroom one benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a beautifully appointed house bathroom. The bathroom has been finished in contemporary tiling and features a bath, separate walk-in shower, twin washbasins, and WC. The lower ground floor has been converted to provide a particularly versatile fourth bedroom, with its own en-suite shower room and independent external access.



Oakdale, Harrogate, HG1

Approximate Area = 133.1 sq m / 1433 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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