



73 Oakdale, Harrogate, North Yorkshire, HG1 2LT

An attractive and individual detached house offering well-presented and maintained accommodation which has been skilfully extended and is ideal for modern family living. It is set within generous private gardens of approximately 0.4 acres and is located in the highly sought after Duchy residential area of the town.



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Town centre 1 mile, A1(M) 9 miles, Leeds 16 miles (all distances approximate)

Guide Price: £895,000

Accommodation

Reception hall, cloakroom, sitting room, dining room, breakfast kitchen, study/occasional bed 4 and a garden room. Three bedrooms and two bathrooms. Private gardens and grounds of approximately 0.42 acres. Parking and a garage.

General Remarks

THE PROPERTY

73 Oakdale is a well-presented detached family house offering light and spacious accommodation with well-proportioned and generous room sizes and the majority enjoying a south facing outlook over the private and colourful gardens.

The property is approached through a central reception hall which has a cloakroom off and leads to the sitting room which has French doors to the terrace, dining room and the breakfast kitchen which has an extensive range of units, integrated appliances and a breakfast bar. There is good sized study that could also be used as an occasional fourth bedroom and a garden room with patio door opening to the terrace. To the first floor, a central landing leads to the three bedrooms and two bathrooms.



OUTSIDE

The property occupies quiet elevated position and is set in a plot extending to approximately 0.42 acres. It has a private drive with parking for several cars to the front and access to the garage. To the rear of the house, there is a large south facing paved patio which is ideal for entertaining and is accessed from both the sitting and garden rooms. Steps lead up to the lawned garden which enjoys a high degree of privacy with mature borders including colourful rhododendrons as well as a variety of other plants. There is a further lawned area which then leads to an area of woodland belonging to No 73.

LOCATION

The property is located in the much sought after Duchy Conservation area of the town which includes a mixture of high quality and interesting homes. It is convenient for Harrogate town centre which enjoys a wide variety of shops, restaurants and other amenities and Oakdale golf course is within walking distance. For the commuter, Harrogate railway station offers regular services to mainline stations at York & Leeds and the A1(M) provides quick road access to the surrounding towns and cities.







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Approximate Gross Internal Area
Ground Floor = 1236 sq ft / 114.8 sq m
First Floor = 622 sq ft / 57.8 sq m
Total = 1858 sq ft / 172.6 sq m
(Including Garage)

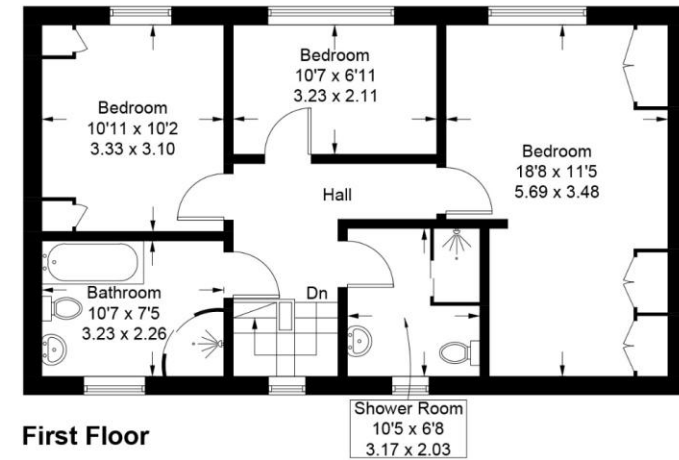
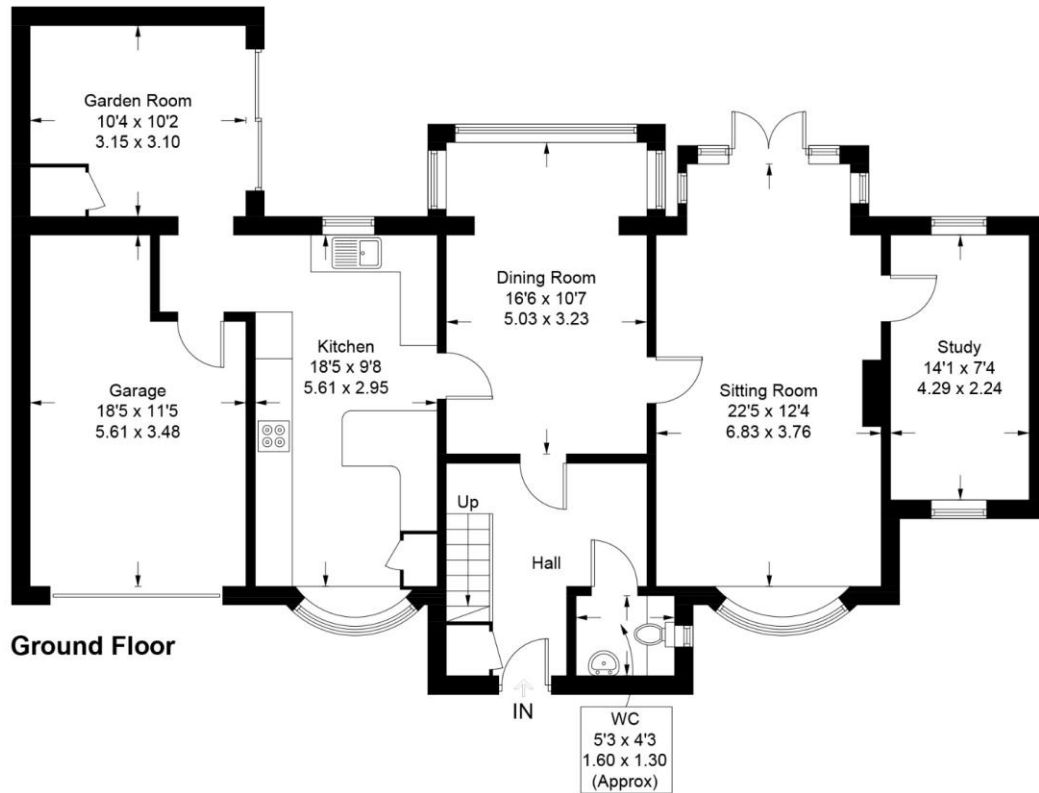


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

DIRECTIONS

Postcode: HG1 2LT

What3Words: /// rocky.fines.curiosity

Local Authority & Council Tax Band

- North Yorkshire Council - T: 01423 500600
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains water, gas, electric and drainage. Gas fired central heating
- Private parking and a garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.


Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	74 C

 **Mortgage Advice Bureau**
01274 515 763

 **Dacres Surveys**
Call for a quote
01943 885 400

Contact us

 **01423 860322**

 **sales@listerhaigh.co.uk**

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