





# 76 Oakdale, Harrogate

£725,000 Guide Price

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This spacious freehold semi detached family home on the Duchy estate offers families unique flexibility in living arrangements. In addition to the main house, there is a self-contained annexe with its private area ideal for a relative wanting an independent lifestyle within the family home, or a live-in au pair, or as self-contained business/office space. Alternatively, the space can be incorporated back into the main house to facilitate large open-plan living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



The main house currently comprises entrance hall, leading into a spacious sitting room with attractive fireplace and living flame gas fire. The second reception room also has a fireplace and living flame gas fire. Both are to the front of the property and overlook the pretty and private garden. Off the hallway is the guest WC. To the rear is a large dining kitchen with fitted units housing an electric oven and hob, fridge/freezer and dishwasher. Upstairs are three well proportioned bedrooms, and a house bathroom with bath and overhead shower, wash hand basin and WC.
The adjoining annexe, extending over two floors, comprises a spacious living room with dining area downstairs, and a double bedroom with fitted wardrobes upstairs, plus a modern shower room and WC.



Enjoying a prime position in a highly desirable residential area close to Oakdale Golf Club, the property boasts a landscaped garden with mature trees, lawned areas and well-stocked, colourful borders. As well as a single garage with lighting, there is ample private parking for a further two vehicles. A viewing appointment is strongly recommended to appreciate the full scope of this property.






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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