





Oakdale Rise,Harrogate HG1 2JW

william h brown

welcome to

Oakdale Rise, Harrogate

A three-bedroom semi-detached home offering spacious accommodation throughout. Benefitting from a private driveway and detached garage providing ample off-street parking, the property also enjoys attractive front garden and an exceptionally large rear garden offering outstanding outdoor space.













Ground Floor
Entrance Hall
Features a front double glazed door to the front, a fitted radiator and understair storage.

Lounge
Features a large front double-glazed window. The space benefits from a fitted radiator, decorative coving to the ceiling, and a feature gas fire with a marble surround and attractive wooden mantelpiece, creating a warm and inviting focal point.

Kitchen/Diner
A spacious rear kitchen fitted with a range of wall and base units incorporating work surfaces and a tiled splashback. The kitchen features two rear double-glazed windows and a double glazed door providing access to the rear. A fitted radiator, a sink and drainer unit, fitted extractor hood, and ample space for freestanding appliances. A large built-in storage cupboard provides excellent additional storage, enhancing the practicality of this space. There is ample room for a dining area.

First Floor
Bedroom One
A front double bedroom featuring a large double-glazed window and fitted radiator. The room offers ample space for a range of bedroom furniture and benefits from fitted wardrobes and built in cupboards providing excellent storage.

Bedroom Two
A well-proportioned bedroom featuring a rear double-glazed window and fitted radiator.

Bedroom Three
A single bedroom featuring a front double glazed window and fitted radiator.

Bathroom
A three-piece white suite comprising a bath with shower over, pedestal wash hand basin, and a WC. The room is complemented by contemporary part tiled walls, a chrome heated towel rail, recessed spotlights, and a frosted double-glazed window to the rear.

External
To the front of the property is a generous driveway providing ample off-street parking and leading to a detached garage, offering excellent storage or workshop potential. The frontage is complemented by a well-maintained lawned garden bordered by mature hedging, creating an attractive approach to the home.
To the rear is a substantial enclosed garden, predominantly laid to lawn and enjoying a high degree of privacy. The garden features a raised decked seating area, mature trees and hedged boundaries, providing an ideal outdoor space.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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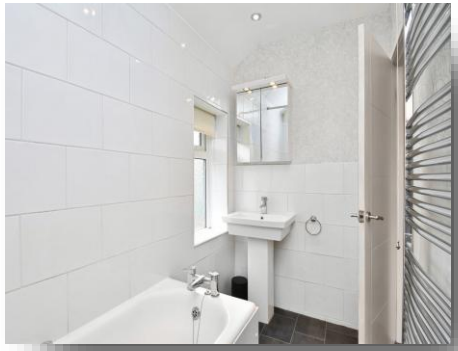
Oakdale Rise, Harrogate

- SEMI DETACHED
- THREE BEDROOMS
- DRIVEWAY AND DETACHED GARAGE
- GENEROUS SIZE FRONT AND REAR GARDENS
- HIGHLY CONVENIENT LOCATION

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HRG107841 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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