



**9 OAKDALE**  
Harrogate

**Carter Jonas**



## 9 OAKDALE, HARROGATE, HG1 2LL

Harrogate Town Centre – 0.7 Miles  
Leeds Bradford Airport – 13 Miles  
Leeds City Centre – 16 Miles

Contemporary detached home · First floor open plan kitchen, dining and sitting room · Utility room · Modern wood burning fire · 4 Large double bedrooms · 2 Bathrooms · Integral garage · Ample secure driveway parking · EV charging point · Electric gates & garage door · 1 GB fibre broadband · CCTV · No chain

Oakdale is situated in the heart of the renowned Duchy Estate with Harrogate town centre a short walk away and beautiful countryside close by. Harrogate is a beautiful Spa town with fabulous shopping facilities, excellent private and state schools including Harrogate Ladies College and Brackenfield which are both within walking distance of the house so are many beautiful parks, and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford, and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

Nestled in this peaceful treelined residential road on The Duchy Estate just over half a mile from Harrogate's town centre and around the corner from Oakdale Golf Course is this fabulous detached four double bedroom house which was constructed in 2015 to a very high standard and with modern living in mind. The property makes for a wonderful, spacious home which is also an easy house to lock up and leave or to use as a pied a terre or rental property with the benefits of modern CCTV, high security, low maintenance to the outside and inside and ample parking behind electric gates.

The internal accommodation briefly comprises: a spacious and welcoming entrance hall, three large ground floor double bedrooms, a spacious modern bathroom with bath

**AN IMMACULATLY PRESENTED DETACHED MODERN HOME BUILT IN 2015 TO AN EXACTING STANDARD WITH FOUR DOUBLE BEDROOMS, TWO BATHROOMS, AN INTEGRAL GARAGE AND AMPLE PARKING BEHIND ELECTRIC GATES AND LOCATED IN THIS QUIET AND POPULAR ADDRESS ON THE PRESTIGIOUS DUCHY ESTATE WITHIN WALKING DISTANCE OF HARROGATE TOWN CENTRE.**





and separate shower cubicle, a utility room and the integral garage complete the ground floor accommodation. The first floor opens into the impressive, dual aspect open plan kitchen/dining/living room with seamless oak flooring, feature contemporary wood burner and high-end contemporary kitchen with integrated appliances, impressive double sized Aga (see agents note), granite work surfaces and breakfast bar with various areas to dine and relax. The first floor is completed by a fabulous principal bedroom with far-reaching views towards Nidderdale and a contemporary en-suite shower room.

To the outside of the property is a low maintenance gravel garden positioned to the side of the house with mature trees, shrubs, neat box hedging and flower beds. Parking for

multiple vehicles is provided on the block paved driveway which leads to the integral garage all behind secure electric gates.

**Agents Note:** The Aga and other kitchen appliances are not included in the sale price however are available by separate negotiation.

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

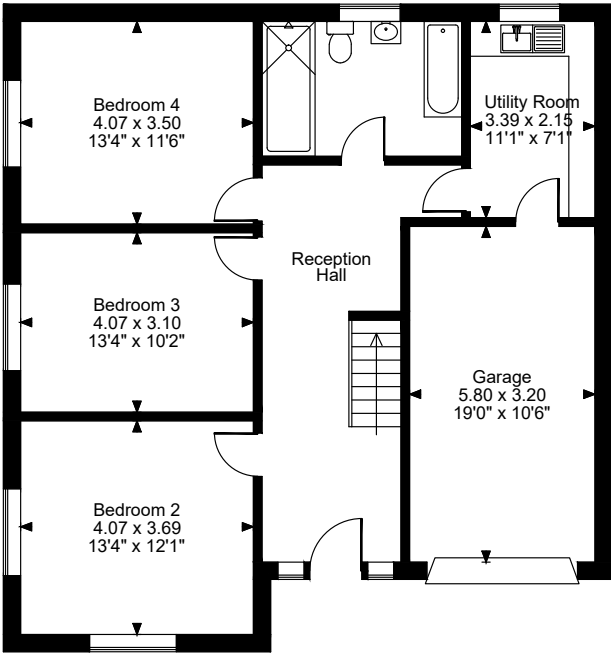
**Viewings:** Strictly by prior appointment through the selling agents - Carter Jonas 01423 523423.

**Directions - HG1 2LL:** Leave Harrogate Town Centre via Ripon Road (A61), proceed up the hill and once over the brow turn left into Kent Road. Continue for around 200 yards before turning right into Oakdale, follow the road around the bend to the left and number 9 is on the left-hand side.

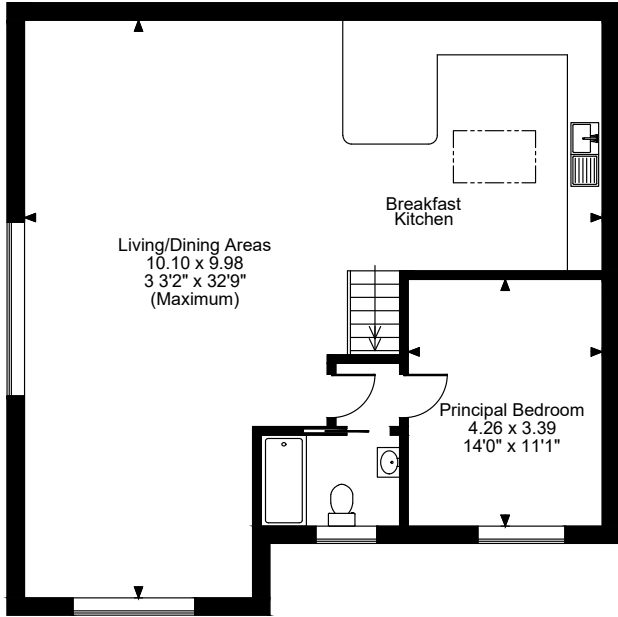




**9 Oakdale, Harrogate**  
**Approximate Gross Internal Area**  
**Main House = 1,867 sq ft / 173 sq m**  
**Garage = 200 sq ft / 19 sq m**  
**Total = 2,067 sq ft / 192 sq m**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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