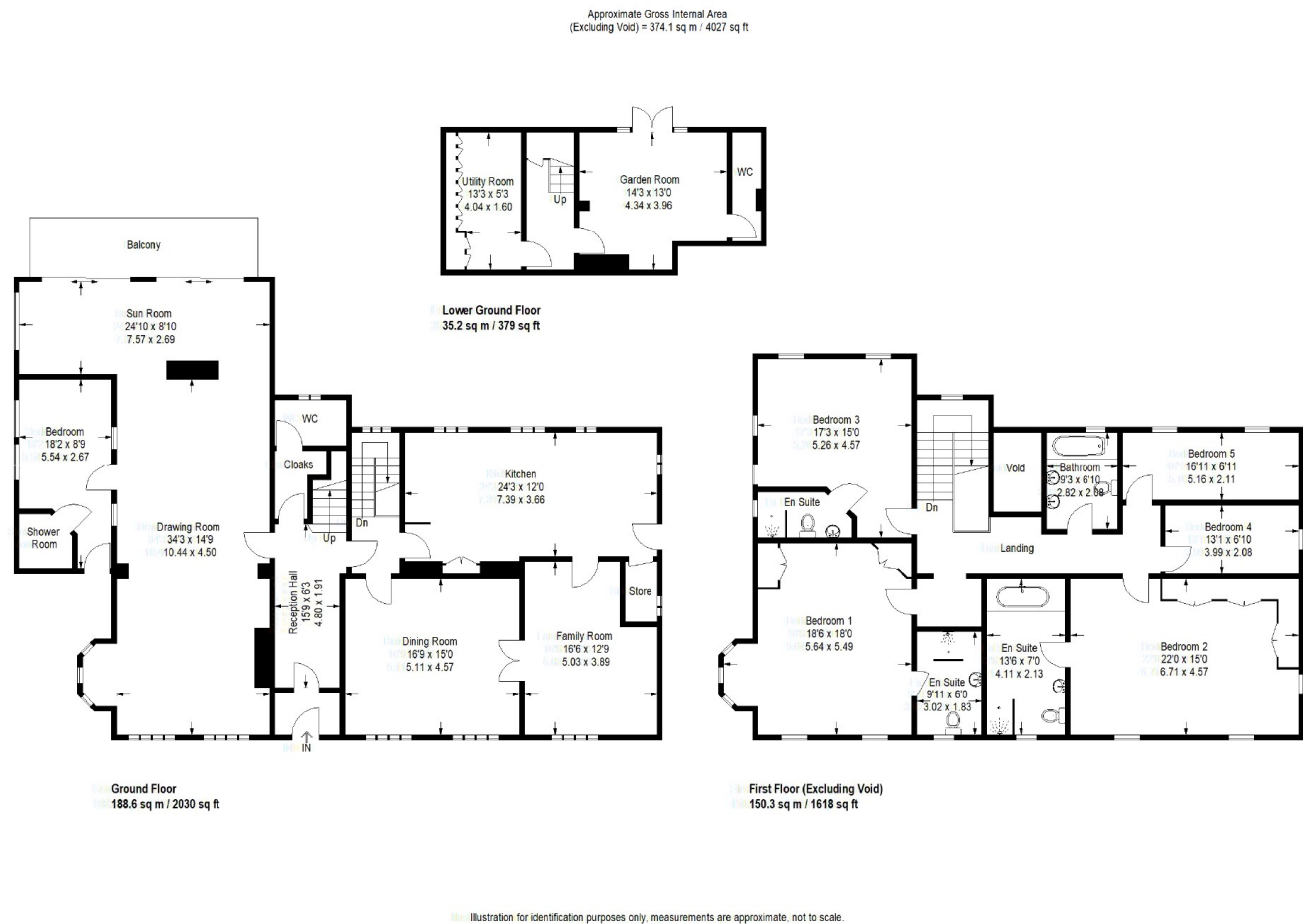




Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate's town centre, proceed along the A61 Ripon Road turning left into Kent Road. Take a right turn into Oakdale where Troutbeck can be found on the right hand side.



Troutbeck, 44 Oakdale, Harrogate

£1,475,000

MYRINGS

Harrogate's Leading Family Estate Agent



CHAIN FREE 'Troutbeck' is an impressive 6 bedroom colonial style early 20th century detached house situated off Kent Road on the edge of the highly regarded Duchy area of Harrogate.

With an immediate sense of arrival through a double entry driveway the property has an imposing facade. The well proportioned family accommodation is arranged over three floors and extends to over 4,000 sq ft. Entrance porch, Main reception hall with cloaks cupboard and guest wc. Main drawing room with solid Oak wooden floors, feature white marble fireplaces. Ceiling cornices and picture wall lights. This room extends to a sun room with access out onto the rear balcony. There is a ground floor bedroom and en-suite shower. Dining room. Family room. Superb Cherry wood breakfast kitchen with Aga and integrated appliances. Dark granite work surfaces and porcelain tiled floors. Corner booth dining/breakfast area. Pantry/store. Lower ground floor hall area, garden/cinema room, ideal for summer entertaining with direct access to the terrace. Utility room and wc. First floor landing, master bedroom one with side bay window, fitted wardrobes and a luxurious en-suite finished in porcelain tiling. Guest bedroom two with fitted wardrobes and en-suite bathroom with a separate

walk in shower. Bedroom three with en-suite shower, two further bedrooms and house bathroom. Troutbeck stands in extensive professionally landscaped gardens that have a particularly appealing wooded backdrop bordering Oakdale Golf Club. Sweeping in and out driveway approached electric wrought iron gates. Ornamental fountain and stocked lawns. Outside lighting. Rear flagged sun terraces leading down to terraced family lawns. Pond and corner timber built summerhouse.

The property is located in the heart of the leafy Duchy Estate which is regarded as one of Harrogate's most desirable residential addresses. Only a short walk from the Valley Gardens and town centre which is abundant with attractions such as boutique shopping and fine restaurants, and famed for its Royal Baths, Pump Rooms Museum and 200 Acre Stray Parkland. The town is also renowned for it's reputable schools which are all within a short commute, particularly Brackenfield Primary and Harrogate Ladies College. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
7 minutes walk



Main Roads
A1M 8.4 miles



Train
Harrogate 1.2 miles



Airport
Leeds Bradford 12.9 miles

Fixtures & fittings
Fixtures and fittings are to be negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band G

Tenure
Freehold