

HUNTERS®

HERE TO GET *you* THERE



Juniper Lodge, Oakwood

Harrogate, HG3 1JH

Council
Tax: Exempt

Guide Price £220,000



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Entrance

Access via UPVC entrance door, radiator, door to:

Kitchen / Dining / Living Room

Modern range of wall and base mounted units with working surfaces over with inset Porcelain sink unit and mixer tap, inset gas hob with extractor hood over, double built in oven and microwave, integrated dishwasher and fridge freezer, central island with breakfast bar, two Velux windows, UPVC double glazed window. Two feature radiators, radiator, feature fire place, space for dining table, TV point, laminate flooring, UPVC double glazed windows, UPVC Bi-Folding doors to decking.

Hallway

Loft access, doors to:

Bedroom One

UPVC double glazed windows, radiator, door to walk-in wardrobe, door to:

Ensuite

Modern white suite comprising shower cubicle with mains shower and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail, UPVC double glazed window.

Bedroom Two

UPVC double glazed window, radiator, fitted wardrobe.

Bedroom Three

UPVC double glazed window, radiator.

Shower Room

White site comprising shower cubicle with mains shower and glazed screen, low level WC, pedestal wash hand basin, heated towel rail, UPVC double glazed window.

Outside

Private decking with space for outdoor furniture, and power for a hot tub. The property features driveway parking for up to three cars. Communal lawn area.

Material Information

Site fees £5600 per year which includes water, 10% discount for all facilities and free off peak golf membership.

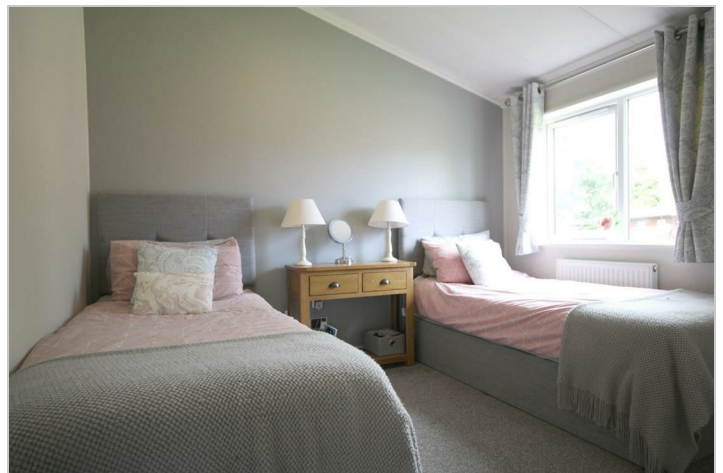
A unique opportunity to purchase a luxury lodge on the exclusive Rudding Park, Hotel and Golf Course. The 'Juniper' is a 45ft x 22ft lodge featuring an open plan living, dining and kitchen area, private outdoor sundeck and parking for up to three cars. Rudding Park is situated in the Spa Town of Harrogate, nestled in 300 acres of landscaped gardens and woodlands.

Immaculately presented, the lodge briefly comprises: Entrance hall into the open plan kitchen, lounge and dining area with doors to the private sun deck, internal hallway to main bedroom with en-suite, bedroom two with a walk in wardrobe, bedroom three/ study and main bathroom.

To the outside, the lodge is surrounded by communal grass areas suitable for sun chairs/ loungers and a private deck with space for outdoor furniture, and power for a hot tub. The property features driveway parking for up to three cars. Residents benefit from a 10% discount on the use Rudding Park facilities and free off-peak membership to the golf course. Please enquire for further details.

- **LUXURY THREE BEDROOM LODGE**

- Located in the grounds of the exclusive Rudding Park
 - Three bedrooms
 - Two bathrooms
 - Part furnished
 - Private sun deck
- Parking for up to three cars
- Free off-peak membership to the Golf Course
 - 10% discount on all site facilities
 - Holiday home



Road Map



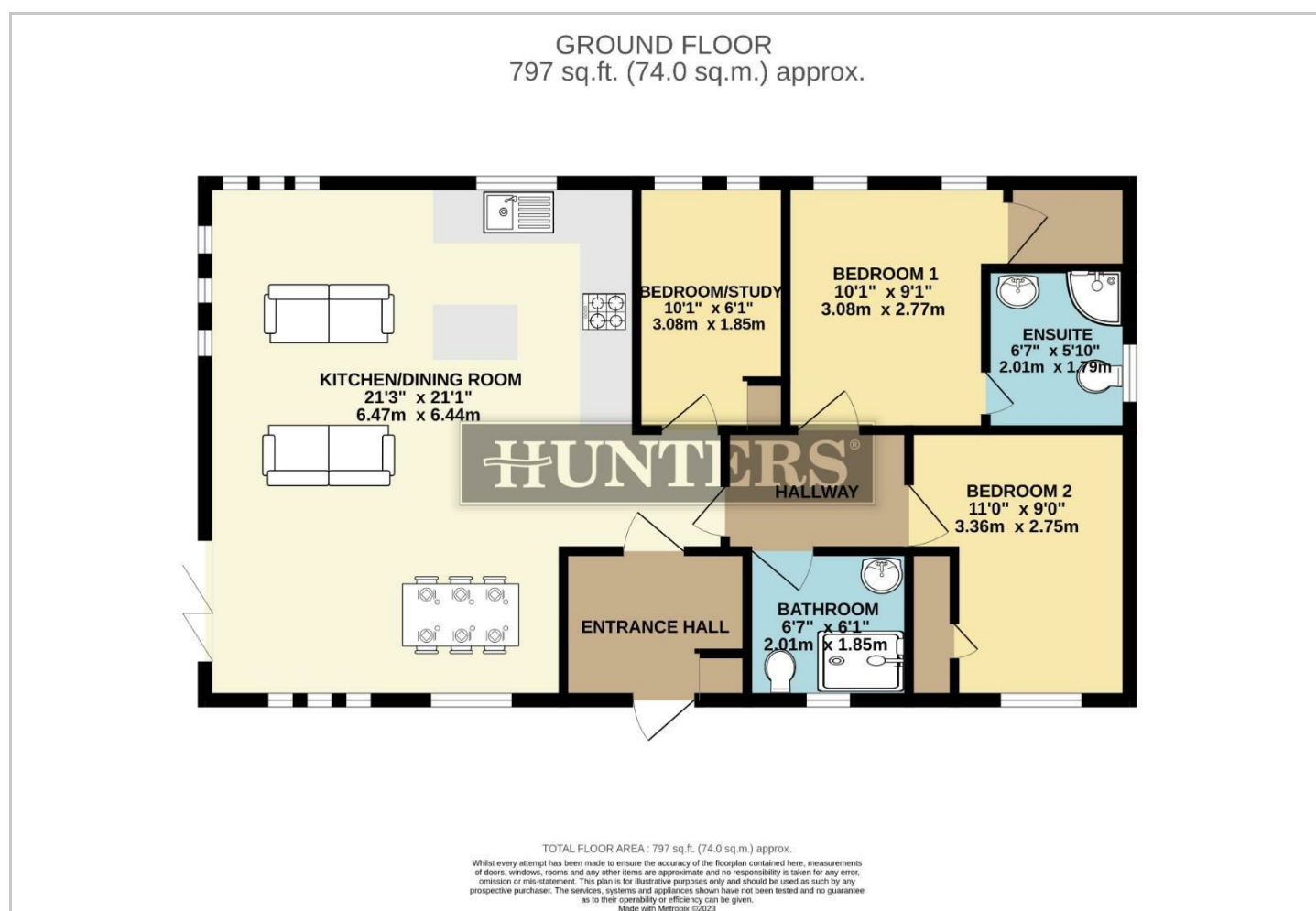
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Harrogate Office
on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.