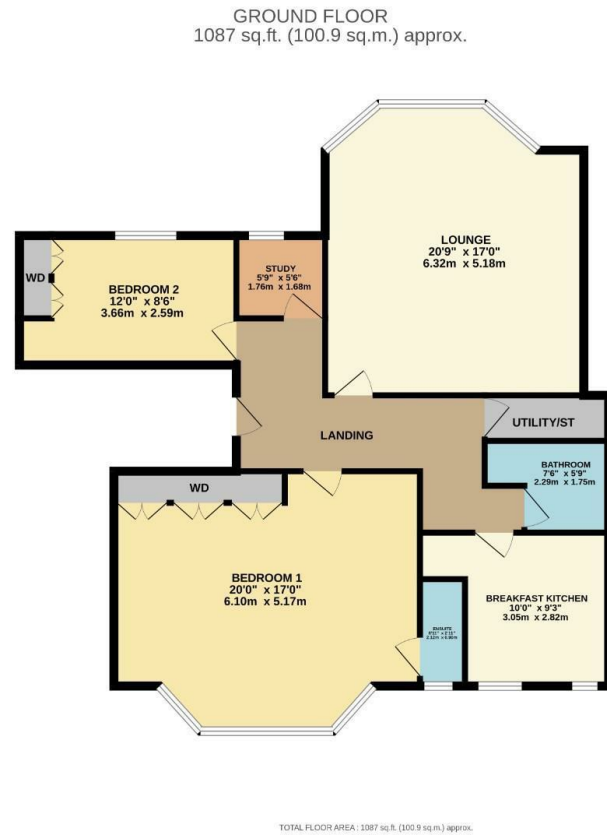
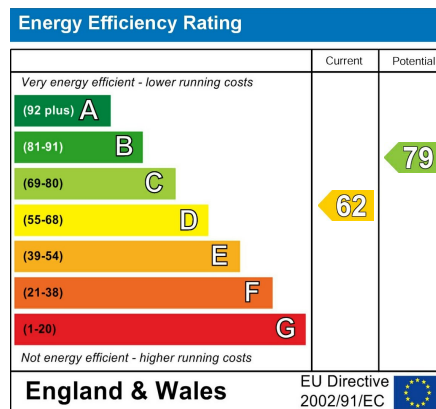


Floor Plan



Energy Performance Certificate



Directions

Proceed down Duchy Road and turn left into York Road. Turn right into Rutland Road where the property is easily found on the left hand side marked by a Hopkinsons for sale board.

Council Tax Band D Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£425,000

Flat 2, Munstead House 11 Rutland Road, Harrogate, North Yorkshire, HG1 2PY

2 Bedroom Apartment - Conversion

**A stunning two bedroomed first floor apartment offering spacious accommodation throughout which has been tastefully updated and with a remodelled layout benefitting from a superb location in the ever popular Duchy Area a short walk from the Valley Gardens and Harrogate's town centre.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

With character features throughout including high ceilings, original coving and picture rails, a new combi gas central heating boiler recently installed and double glazing the living accommodation comprises; secure communal entrance with intercom system, an internal staircase leads you to the apartment on the first floor, private entrance hall in the centre of the apartment leading into the spacious lounge with a fantastic bay window, a feature fireplace and bespoke cabinets either side, modern fitted kitchen with breakfast bar, induction hob, single oven, integrated dishwasher and integrated fridge freezer. There is a separate utility cupboard which houses the washing machine and provides useful storage.

The master bedroom is a fantastic size with a bay window with lovely southerly treetop views, fitted wardrobes and a newly installed ensuite shower room with walk in shower, w/c and hand basin. Second double bedroom with fitted wardrobes, a separate useful study looking out to the front of the property and there is a modern house bathroom with shower over the bath, w/c and hand basin.

Outside to the front of the property is a driveway which leads to the allocated off street parking space.

Benefitting from a superb location in the Duchy area is within walking distance of Harrogate's town centre and its wide range of amenities, bars, restaurants, shops, Valley Gardens and transport links by bus and rail to Knaresborough, Leeds and York.

**AGENTS NOTES; 999 YEAR LEASE- OWN 25% SHARE OF THE FREEHOLD - SERVICE CHARGE £80 PM - PETS ARE ALLOWED - NO GROUND RENT**

