



VERITY
FREARSON

BURFORD HOUSE , RUTLAND DRIVE, HARROGATE, HG1 2NX

OFFERS OVER £1,350,000

BURFORD HOUSE, RUTLAND DRIVE,

Harrogate, HGI 2NX

An attractive four-bedroom detached house with delightful gardens, situated on one of Harrogate's best-regarded residential streets within the prestigious Duchy estate and within easy walking distance of Harrogate town centre.

This most impressive property provides high-quality accommodation which is accessed via electric gates which lead to a generous drive and detached double garage with electric doors. The property is surrounded by delightful mature gardens with well-stocked planted borders, lawn and various sitting areas. The property provides generous accommodation with a stunning open-plan living area and kitchen together with an impressive sitting room and two further reception rooms. There is also a study, utility room and downstairs WC. On the first floor there are four double bedrooms, two of which have en-suite shower rooms, and there is a modern family bathroom.

Rutland Drive is a quiet, residential street situated within the prestigious Duchy estate, a sought-after position within walking distance of Harrogate town centre and close to Valley Gardens and nearby beautiful open countryside.



3 Reception Rooms · Study · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites Shower Rooms · Bathroom

Ample Off-Road Parking · Double Garage · Large Well-Stocked Gardens And Summerhouse







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A large reception room with bay window and attractive stone fireplace with wood-burning stove.

DINING ROOM

A further reception room with bay window to the side.

SNUG / FAMILY ROOM

A further reception room with fitted bookshelves.

STUDY

Providing a useful workspace.

LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas, glazed doors leading to the garden and tiled flooring with under-floor heating. The kitchen comprises a range of fitted units with granite worktops, range cooker, integrated dishwasher and microwave.

UTILITY ROOM

With fitted units, granite worktops and sink. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with extensive range of fitted wardrobes.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail. Tiled walls and floor.

BEDROOM 2

A double bedroom with fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BEDROOM 3

A double bedroom with fitted wardrobes and dressing table.

BEDROOM 4

A further double bedroom.

BATHROOM

White suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 225.4 m² ... 2426 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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