



34 Beechwood Rudding Park, Harrogate, HG3 1JH

£145,000



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A fantastic opportunity to purchase a two-bedroom detached luxury Lodge, situated in this prime position within the prestigious Rudding Park Estate, with large sun terrace, generous parking and well-appointed accommodation.

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Residents of the property have access to the award-winning facilities at Rudding Park. As well as golf membership and a swimming pool, residents also have access to the footpaths and walkways around the grounds of the estate. There are discounts for residents in the numerous restaurants and other facilities on site.

This luxury lodge is situated within a secure gated development within the estate, and enjoys a quiet position, enjoying a south-facing sunny aspect. The lodge has the advantage of a large sun terrace, as well as a generous drive, which provides ample off-road parking. The modern accommodation is presented to a high standard and comprises a large kitchen and living area, two double bedrooms each with a dressing room and attached bathroom.

The property is situated on Rudding Park, which is conveniently located on the southern outskirts of Harrogate, with easy access to the southern bypass which leads to the A1(M).







### **LIVING KITCHEN**

A stunning open plan kitchen and living space with glazed doors leading to the decked sitting area. The kitchen comprises a range of fitted modern units with freestanding fridge/freezer, integrated dishwasher, range cooker, integrated microwave and wine fridge.

### **UTILITY**

With fitted units and storage.

### **BEDROOM 1**

A double bedroom with a walk-in wardrobe with fitted clothes storage.

### **ENSUITE**

With WC, basin set within a vanity unit and shower. Heated towel rail.

### **BEDROOM 2**

A double bedroom with walk-in wardrobe with fitted clothes storage.

### **SHOWER ROOM**

With WC, basin set within a vanity unit and large walk-in shower.

### **OUTSIDE**

A drive provides ample parking. Glazed doors from the property lead to a large private decked sitting area enjoying a self facing aspect.

There is useful storage space underneath the lodge.

### **AGENTS NOTE**

The property has the benefit of mains gas and electrics.

The property is long leasehold, lease expiring 2047

Maintenance fee is £6250 per annum. This includes water.

Includes off peak golf membership for one person.

Access to the communal gardens and walkways around the estate.

Access to outdoor swimming pool.

On site Pub and shop.

Access to various restaurants within the estate.

10% discount on all facilities at Reading Park to Lodge residents.

Access to Health spa and other facilities for additional charge

Rudding Park Wi-Fi is available for additional charge.

Please note the lodge will depreciate overtime.

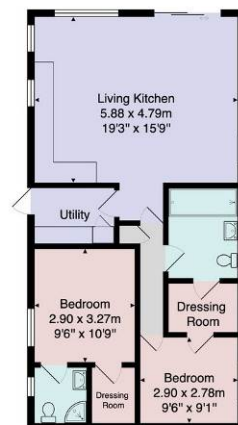
Subletting the lodge on a short term basis is possible via Rudding Park (fees apply)

Max 11 months occupation per year. (Closed in February)

Residents must have alternative address that is main residence.

Council tax not applicable.





Total Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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