

HUNTERS[®]

HERE TO GET *you* THERE



Rutland Drive

Harrogate, HG1 2PB

Council Tax: C

Guide Price £200,000



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Private Entrance Hall

Access via wooden entrance door, two storage cupboards, doors to:

Lounge

18'4" x 16'11" (5.59 x 5.18)

UPVC double glazed windows, electric storage heater, fire place, TV point.

Kitchen

11'8" x 7'4" (3.58 x 2.26)

Wall and base units with working surfaces over with inset sink unit and mixer tap, space for electric cooker, plumbing and space for washing machine, space for under counter appliances, UPVC double glazed window.

Bedroom One

12'5" x 11'3" (3.79 x 3.44)

UPVC double glazed window, electric storage heater, fitted wardrobes.

Bedroom Two

10'6" x 9'10" (3.22 x 3.02)

UPVC double glazed window, electric storage heater.

Bathroom

Panel bath with electric shower over, pedestal wash hand basin, tiled walls, UPVC double glazed window.

WC

Low level WC, tiled walls, UPVC double glazed window.

EPC

Environmental impact as this property produces 3.6 tonnes of CO2.

Outside

Communal gardens and a single garage.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease: 950 Years

Leasehold Annual Service Charge Amount £ 1764.00

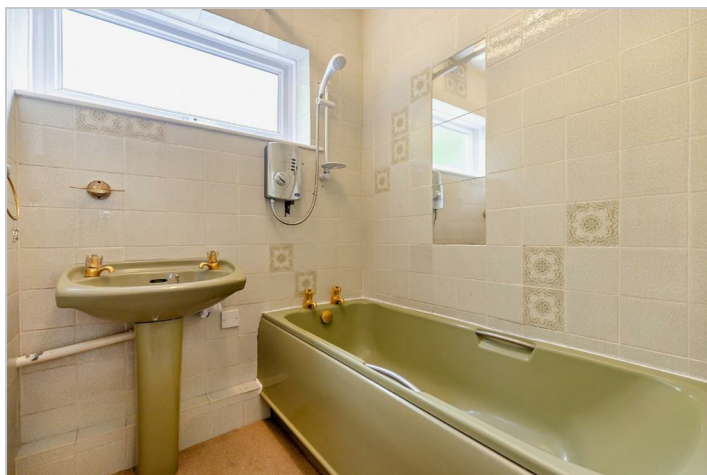
Council Tax Banding; C

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a spacious two double bedroom first floor apartment, forming part of this select development with attractive communal gardens, in the highly sought after 'Duchy' area of Harrogate. The property lies with close proximity of the highly regarded Valley Gardens and the wide ranging amenities the town centre has to offer.

The property would benefit from some updating with the accommodation comprising: Communal hallway with secure entry and stairs to the first floor, a private hallway with ample storage cupboards provides access to a spacious lounge overlooking the communal gardens, kitchen, two double bedrooms and bathroom.

To the outside are well maintained communal gardens and the property has the benefit of a single garage. An early viewing comes highly recommended.

- NO ONWARD CHAIN
- Sought after first floor apartment
 - Attractive communal gardens
 - Updating required
 - Two double bedrooms
 - Favoured Duchy location
 - Close to the highly regarded Valley Gardens & town centre amenities
 - Single garage
 - Generous living space throughout
 - Secure communal entrance & stairs to the first floor



Road Map



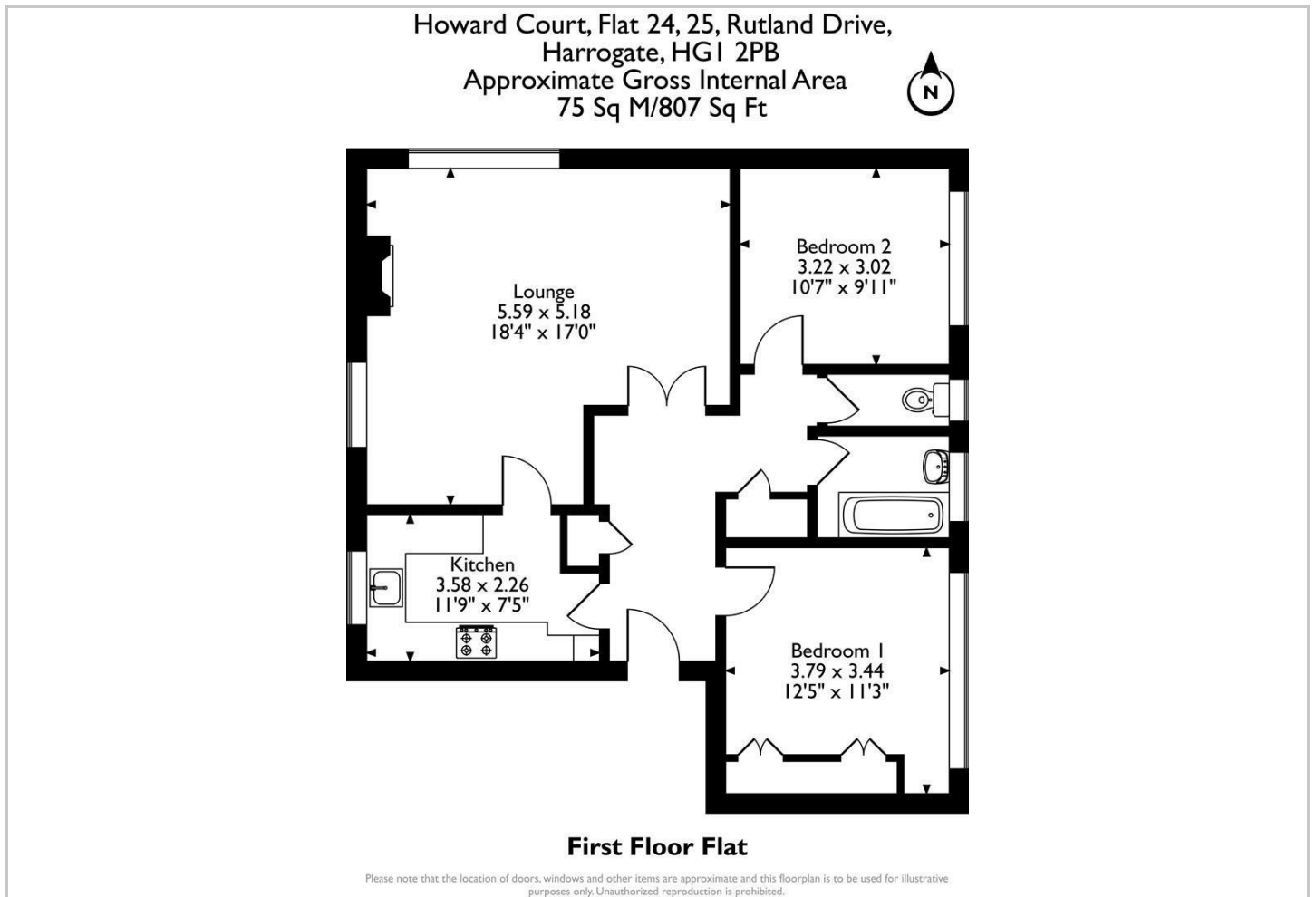
Hybrid Map



Terrain Map



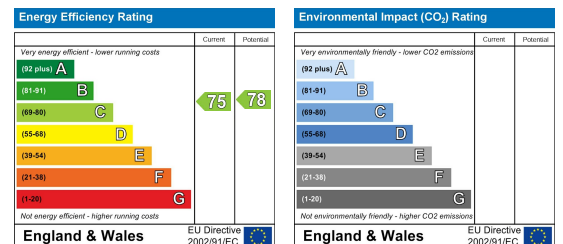
Floor Plan



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.

Energy Efficiency Graph



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.