

HUNTERS[®]

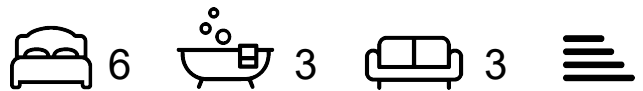
HERE TO GET *you* THERE



Rutland Drive

Harrogate, HG1 2NS

£3,750 Per Calendar Month



A superbly appointed and exceptionally spacious Victorian semi-detached stone built house situated in the truly desirable 'Duchy' location. This family home is complete with characterful features throughout offering spacious and light accommodation situated over four floors.

The property itself briefly comprises of entrance hallway, two reception rooms, large kitchen diner with a fully fitted kitchen including AGA and full size fridge freezer, downstairs WC. Stairs rise to the first floor which offers two double bedrooms, one of which complete with an en-suite shower room, a further single bedroom and a spacious bathroom complete with a four piece suite including walk in shower and free standing bath tub. Rise again to the second floor and you will find a further two double bedrooms and an additional single bedroom/office with additional en suite bathroom.

The basement consists of additional rooms which offer additional living space and a utility room complete with a washing machine and a dryer.

Outside, the house is completed by a single garage, long driveway for multiple cars and a large front garden which is surrounded by high hedges and gates to offer security and privacy.

The house is perfect for a family and will be available from September 2024.



Material Information - Harrogate Lettings

Standard highest download speed: 16 Mbps, Standard highest upload speed: 1 Mbps

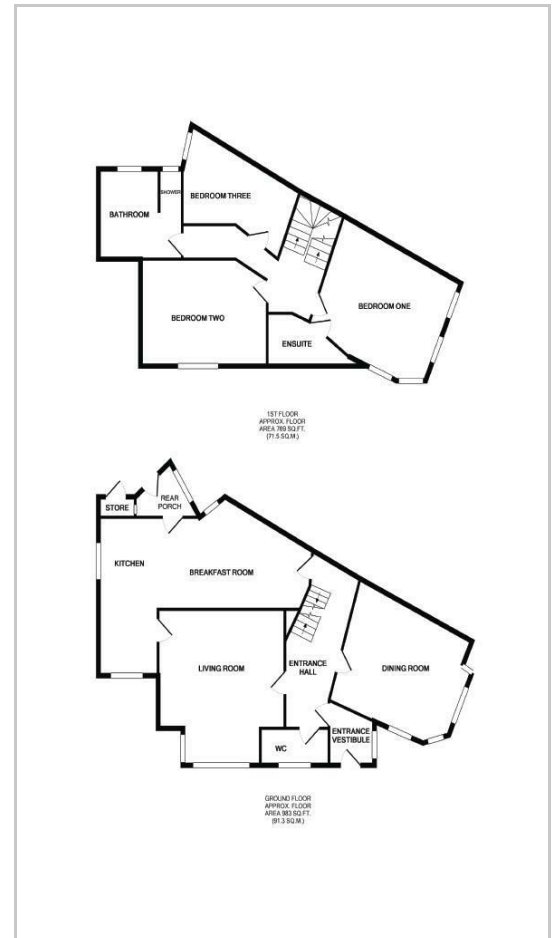
Ultrafast highest download speed: 1000 Mbps

Ultrafast highest upload speed: 220 Mbps

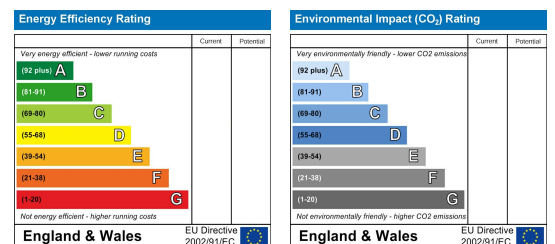
Area Map



Floor Plans



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.

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX

Tel: 01423 877083 Email: harrogatelettings@hunters.com <https://www.hunters.com>