



Rutland Road, Harrogate, HG1 2PY

- NO ONWARD CHAIN
- Garage and communal gardens
- Two bathrooms
- Open plan kitchen and living area
- Early viewing highly recommended
- Located within the Duchy Estate
- Two well proportioned bedrooms
- Short walk from Valley Gardens
- Sought after location
- Council Tax Band A

Guide Price £350,000



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DESCRIPTION

NO ONWARD CHAIN. Located in the desirable Duchy Estate, this charming apartment offers a delightful blend of modern living and classic elegance. With two well-proportioned bedroom and two bathrooms, this property is perfect for individuals or small families seeking comfort and convenience. This flat also benefits from a garage and communal gardens.

As you enter, you are greeted by an inviting open-plan kitchen and reception room, which is bathed in natural light thanks to the beautiful bay windows. This spacious area is ideal for both entertaining guests and enjoying quiet evenings at home. The contemporary kitchen is well-equipped, making it a joy for any home cook.

Located close to the picturesque Valley Gardens, residents can enjoy leisurely strolls and the beauty of nature right on their doorstep. The surrounding area boasts a variety of local amenities, including shops, cafes, and excellent transport links, making it a highly sought-after location.

This apartment is a rare find, combining modern comforts with a prime location. This property presents an excellent opportunity to embrace a vibrant lifestyle in one of the most charming areas of the city. Do not miss the chance to make this delightful apartment your new home.

EPC

Energy rating E

This property produces 6.8 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

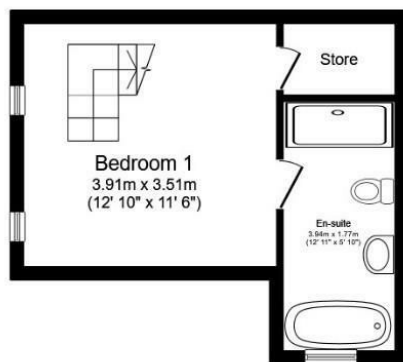
Leasehold Years remaining on lease: 962

Leasehold Annual Service Charge Amount £70 per month

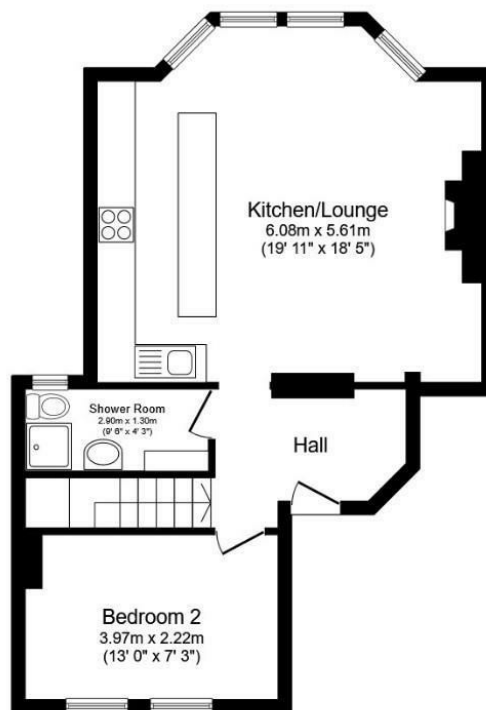
Council Tax Banding: A







Basement



Ground Floor

Total floor area 80.2 sq.m. (863 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

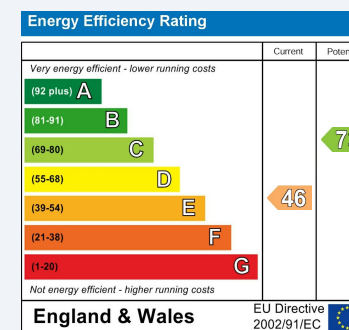
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.