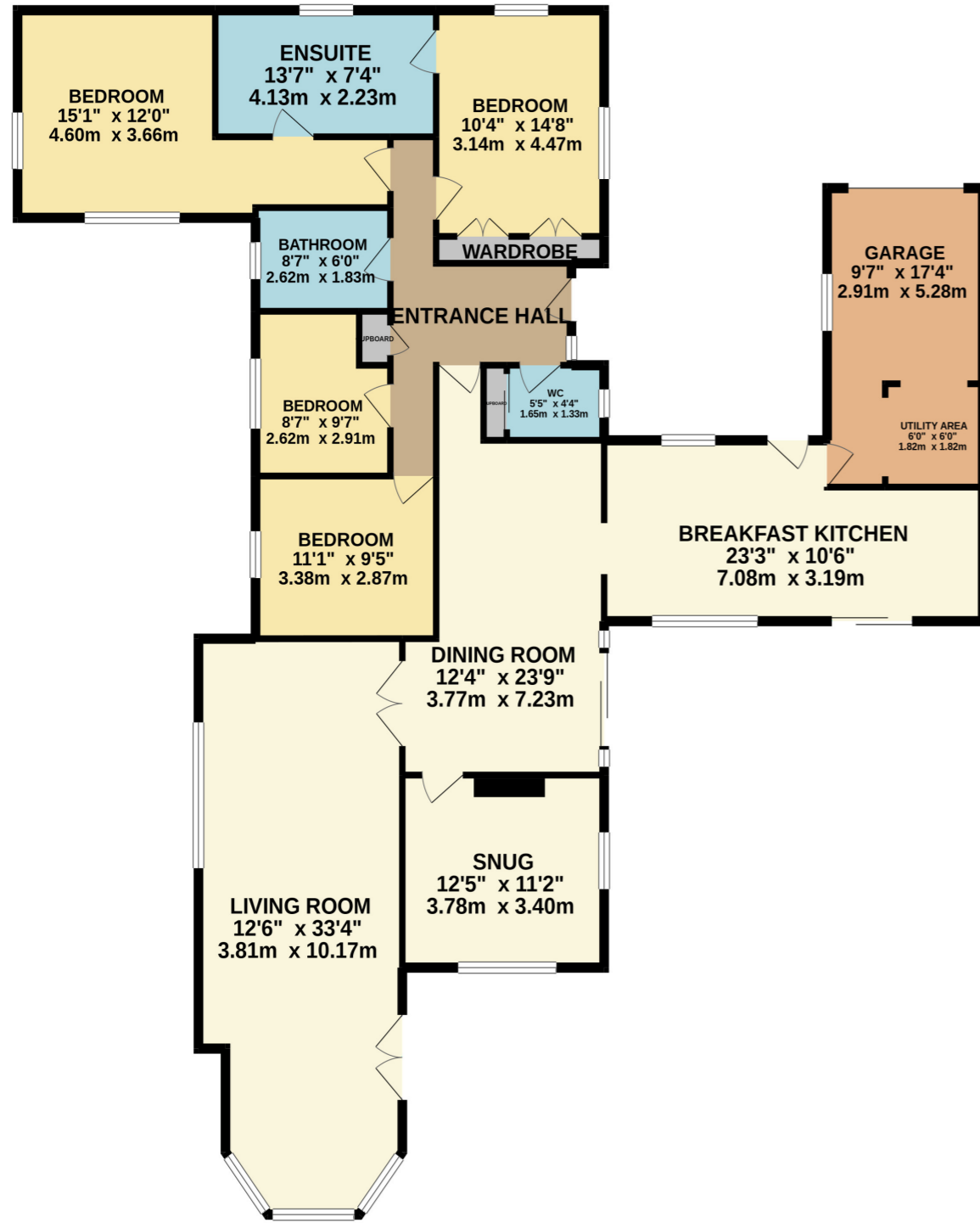


GROUND FLOOR
1948 sq.ft. (180.9 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (180.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

57 RUTLAND CLOSE
HARROGATE, HG1 2HF
£3,000 PCM

UNFURNISHED

A well presented four bedroom detached bungalow, offering approx. 2000sq ft of accommodation, set within good sized private gardens.

The property is set in a quiet location in the heart of The Duchy, with magnificent views of Oakdale Golf Club. The accommodation benefits from gas central heating, double glazing and comprises entrance hall, with guest wc, large living room with glazed bay roof, office/snug, large dining room with sliding doors to the courtyard, breakfast kitchen with a range of wall mounted cupboards, base units and drawers, gas hob, electric oven, dishwasher, fridge freezer and sliding doors to the courtyard, master bedroom with fitted wardrobes and en-suite bathroom and three further bedrooms. The property also benefits from a good sized loft.

4 Bedrooms

3 Reception Rooms

2 Bathrooms

Available 22nd July 2024

£3,461.53 Returnable Bond

No Smokers/Pets

Council Tax: F - £3,232.23

To the front of the property is a driveway leading to an integral garage with ample storage space and utility area. There are mature, private gardens to the front, side and rear of the property, including large lawn and paved inner courtyard.

Agent's note

The rent is inclusive of a gardener.



DIRECTIONS - HG1 2HF

From Harrogate take the Ripon Road and turn left into Duchy Road. Continue towards the end of the road where Rutland Close is a turning on the right hand side.

APPROXIMATE DISTANCES

Town Centre	1 mile
Railway Station	1.1 miles
Bus Route	400 metres
Airport	12.5 miles