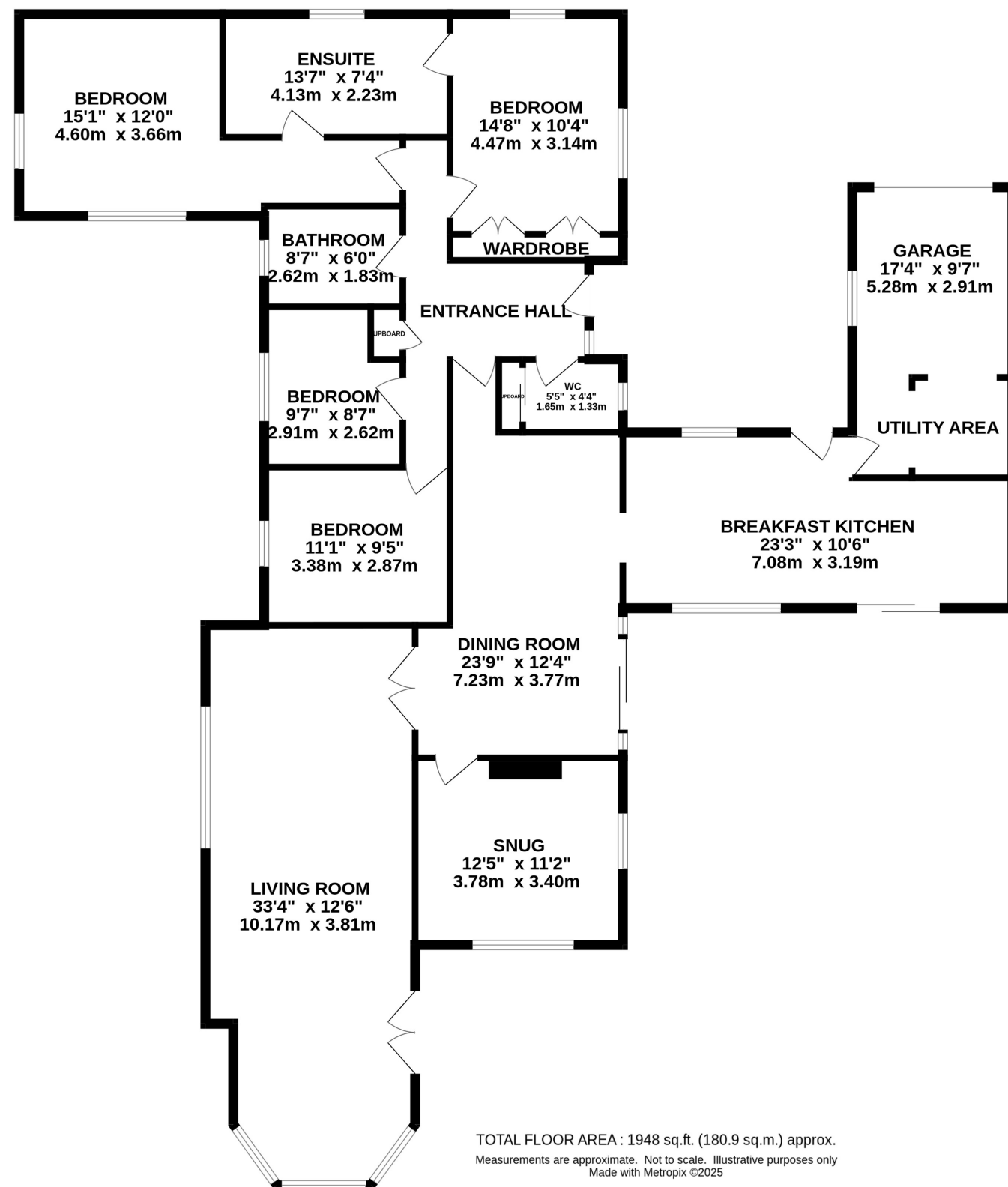


GROUND FLOOR
1948 sq.ft. (180.9 sq.m.) approx.



57 RUTLAND CLOSE
HARROGATE, HG1 2HF

£3,000 PCM

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

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.

57 RUTLAND CLOSE | HARROGATE | HG1 2HF

A four bedroom detached bungalow, offering approx. 2000sq ft of accommodation, set within good sized private gardens (the rent is inclusive of a gardener). The property is set in a quiet location in the heart of The Duchy, with magnificent views of Oakdale Golf Club.

Entrance Hall | Living Room | Dining Room | Snug | Breakfast Kitchen | Cloakroom/wc | Utility

Four Bedrooms | En-suite | House Bathroom

Garage | Gardens

Available From 12 August 2025 | Returnable Bond £3,461.53

Unfurnished | No Smokers/Pets | Energy Rating: E | Council Tax: F - £3,437.99



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.

The main bedroom has fitted wardrobes and en-suite bathroom, there are three further bedrooms and house bathroom. The property also benefits from a good sized loft.

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.

