



# 37 Rutland Drive, HARROGATE

Harrogate

Guide Price £2,150,000



# MYRINGS



## 37 Rutland Drive

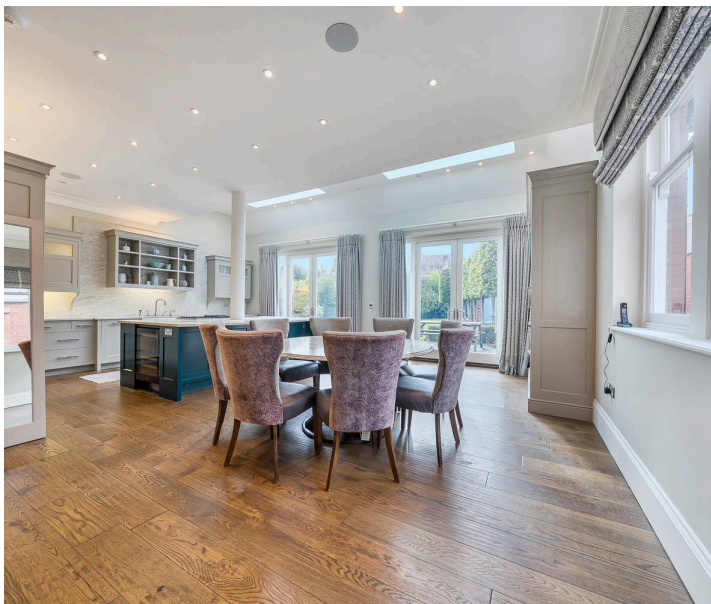
HARROGATE, Harrogate

Cowhill is a splendid 6 bedroom Edwardian detached family residence dating from the 1930's offering over 5,500 sq ft of stunning tastefully appointed accommodation over four floors standing in mature south facing gardens of about 0.38 of an acre behind electric gates situated in the highly sought after Duchy area of Harrogate within a short stroll of the award winning Valley Gardens and thriving town centre.

Council Tax band: H

Tenure: Freehold

- 0.38 OF AN ACRE OF SOUTH FACING PRIVATE GARDENS
- SUPERBLY PRESENTED THROUGHOUT
- IMPRESSIVE 38'10 x 25'2 LIVING KITCHEN
- CLOSE TO VALLEY GARDENS & TOWN CENTRE
- 5 LUXURIOUS BATHROOMS
- LOWER FLOOR GYM/CINEMA ROOM
- NO CHAIN



MYRINGS



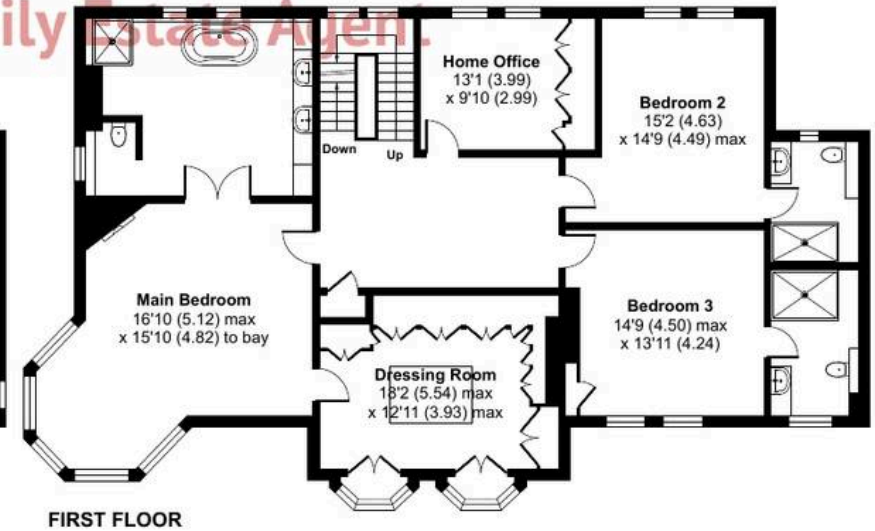
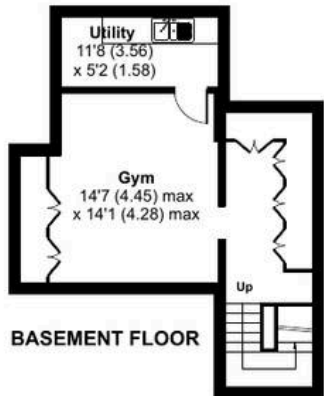
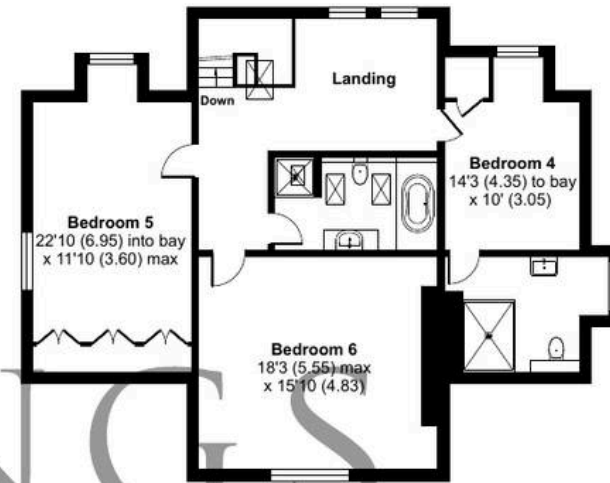
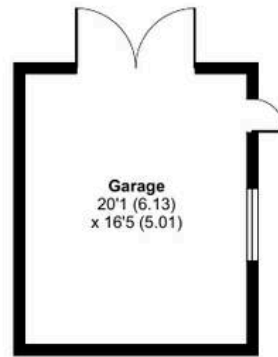
# Rutland Drive, Harrogate, HG1

Approximate Area = 5539 sq ft / 514.5 sq m

Garage = 331 sq ft / 30.7 sq m

Total = 5870 sq ft / 545.2 sq m

For identification only - Not to scale







## Myrings Estate Agents

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