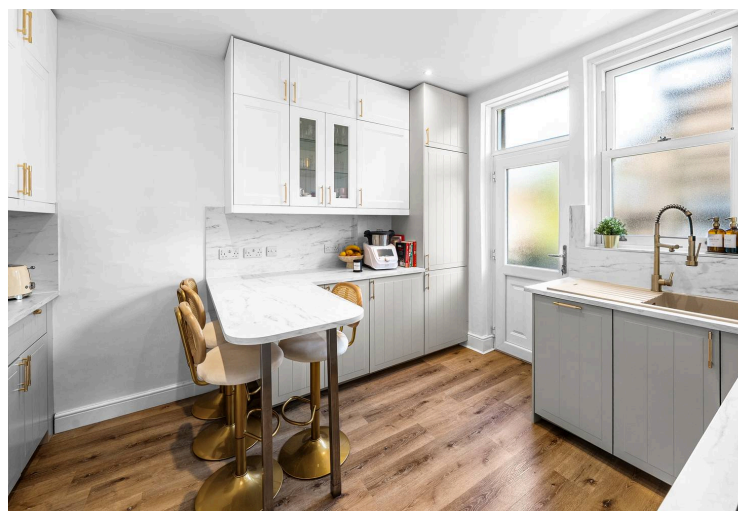




Flat 2, 26 Rutland Drive, Harrogate

£425,000

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A beautifully presented and newly refurbished three bedroom first floor apartment, forming part of an attractive stone-built property on one of Harrogate's most desirable streets, within the prestigious Duchy estate. The apartment offers spacious and exceptionally well-appointed accommodation, together with a private patio, off-road parking with an electric vehicle charging point and a single garage.

The property has been comprehensively modernised by the current owners to create a stylish and elegant home, with a superb contemporary kitchen, generous sitting and dining room, three good sized bedrooms and two modern bathrooms. The peaceful setting is a particular attraction, with the beautiful Valley Gardens and Harrogate town centre both within easy walking distance, offering an excellent selection of shops, cafés, bars, restaurants and transport links.

OUTSIDE

A particular benefit of the apartment is its private patio, providing an attractive outdoor sitting area in which to relax or entertain.

The property also benefits from off-road parking with an electric vehicle charging point and a single garage. The garage has been insulated and converted to provide a useful utility and storage area. There is also an additional outside store.

AGENTS NOTE

TENURE: Long leasehold with a share of the freehold, which is divided between the three apartments within the building. **SERVICE CHARGE:** Currently £120 per calendar month. **LETTING:** There are no restrictions on conventional residential letting. Holiday letting is permitted only with the agreement of all owners within the building. **PETS:** Pets are permitted.

Council Tax band: D **Tenure:** Leasehold **EPC :** C



ACCOMMODATION

A spacious reception hall provides an attractive entrance to the apartment and incorporates a useful study area, ideal for those working from home.

The sitting room is a particularly generous reception space, providing ample room for both comfortable seating and a dining table, creating an excellent setting for everyday living and entertaining.

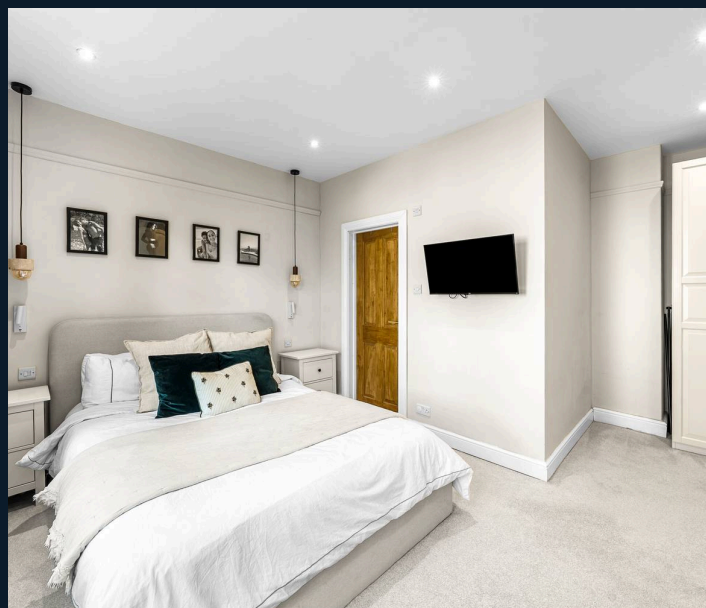
The stylish modern kitchen is fitted with a quality range of contemporary wall and base units, complemented by worktops and a breakfast bar. Integrated appliances include an induction hob, double oven, fridge freezer and dishwasher, together with plumbing for a washing machine.

There are three good sized bedrooms.

The principal bedroom is a particularly spacious double room and benefits from a stylish modern en suite shower room fitted with a WC, washbasin and walk-in shower.

Bedrooms two and three are both well-proportioned rooms, offering excellent flexibility for guests, family members or those requiring additional home-working space.

The accommodation is completed by a contemporary bathroom fitted with a modern white suite comprising a WC, washbasin set within a vanity unit and bath with shower above.





Total Area: 105.6 m² ... 1137 ft² (excluding store, garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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