







Rutland Road, Harrogate, HG1 2PY

- NO ONWARD CHAIN
- Garage offering valuable storage
- Contemporary kitchen with breakfast bar
- Short walk to the town centre and amenities
- Rendered Images included on the listing.
- Two double bedrooms, each with en suite
- Spacious lounge with dining space
- Stunning elevated views
- Ideal for first time buyers, couples or downsizers
- Council Tax Band D

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Offers Over £250,000

Rutland Road, Harrogate, HG1 2PY

DESCRIPTION

NO ONWARD CHAIN. Located on Rutland Road in the sought after Duchy Area, this exquisite top-floor apartment offers a perfect blend of comfort and elegance. With two spacious double bedrooms, each boasting its own en suite bathroom, this property is ideal for those seeking both privacy and convenience.

The generous lounge area is a standout feature, providing ample space for relaxation and entertaining, complete with room for a dining table, making it perfect for hosting friends and family. The kitchen, equipped with a stylish breakfast bar, invites you to enjoy casual meals and morning coffee while taking in the delightful surroundings. This apartment also comes with a garage for extra storage.

One of the most appealing aspects of this apartment is the stunning views, allowing you to appreciate the beauty of Harrogate from the comfort of your home. Additionally, the property is conveniently located just a short walk from the town centre, ensuring that local amenities, shops, and eateries are easily accessible.

This apartment is not just a place to live; it is a lifestyle choice, combining modern living with the charm of Harrogate. Whether you are a first-time buyer, a couple, or looking to downsize, this property is sure to impress. Don’t miss the opportunity to make this beautiful apartment your new home.









EPC
Energy rating E
This property produces 5.2 tonnes of CO2

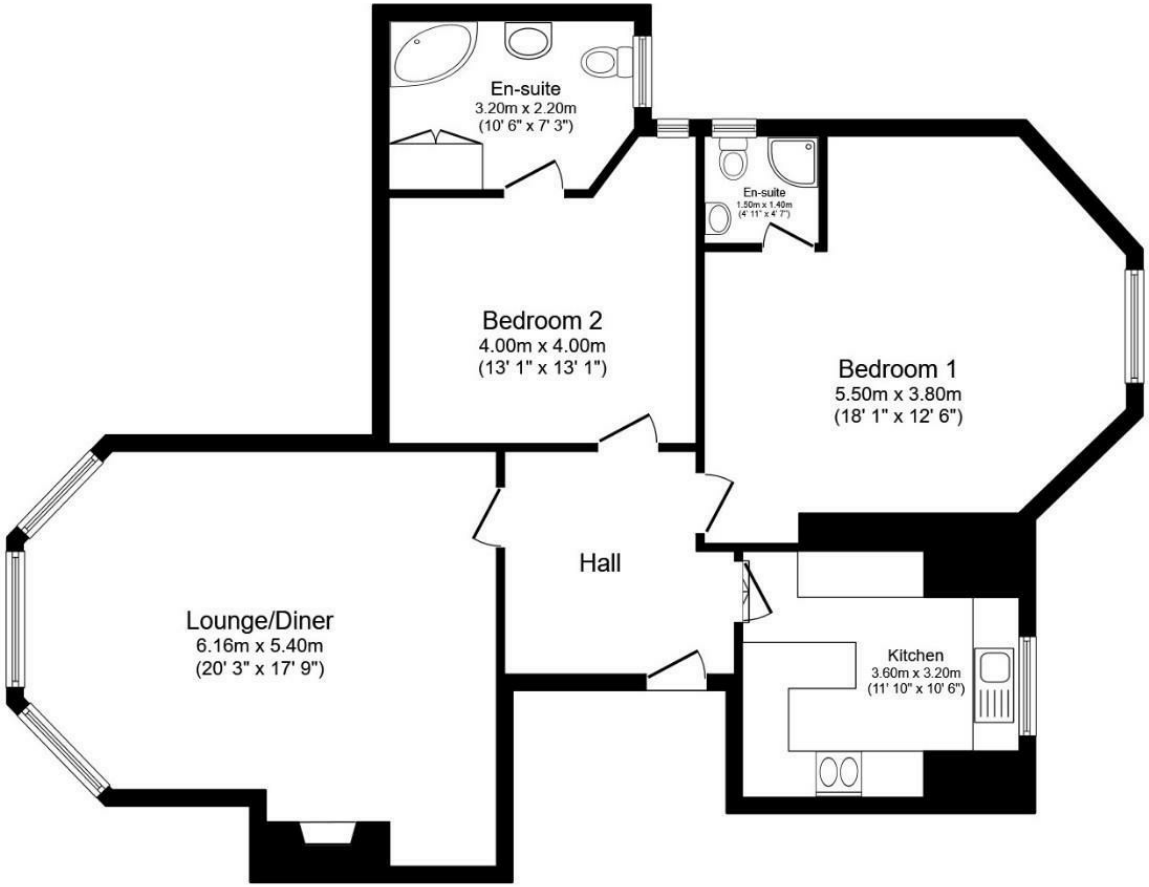
Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 959
Leasehold Annual Service Charge Amount £70 per month
Council Tax Banding: D









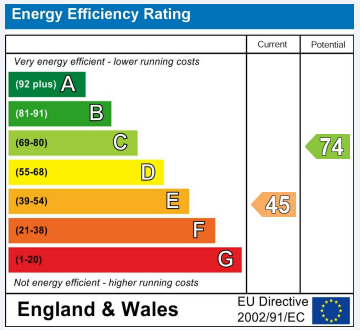


Total floor area 97.4 sq.m. (1,049 sq.ft.) approx

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 propertybox.io

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.

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.

The Property Ombudsman

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