



## Rutland Drive, Harrogate, HG1 2PB

- First-floor apartment located at Howard Court on Rutland Drive
- Open-plan living and dining room with bright, airy feel
- Ideal for first-time buyers, downsizers, or investors
- Spacious hallway leading into main living areas
- Early viewing highly recommended
- Situated in the highly desirable Duchy area of Harrogate
- Two well-proportioned double bedrooms
- Ample parking plus a dedicated garage for storage
- Excellent public transport links for easy travel
- Council Tax Band C

**Guide Price £230,000**



# Rutland Drive, Harrogate, HG1 2PB

## DESCRIPTION

Welcome to this beautifully renovated first-floor apartment located in the highly desirable Duchy area of Harrogate. Situated at Howard Court on Rutland Drive, this purpose-built residence offers a perfect blend of modern living and convenience.

As you enter, you will be greeted by a spacious hallway which leads to an inviting open-plan living and dining room, which provides a spacious and airy atmosphere, ideal for both relaxation and entertaining. The apartment features two double bedrooms, the contemporary bathroom has been thoughtfully designed to meet all your needs.

One of the standout features of this property is the ample parking available, with space for your vehicle and a dedicated garage for additional storage. This is a rare find in such a sought-after location.

The apartment is conveniently located close to local amenities, ensuring that everything you need is just a short stroll away. Public transport links are also nearby, making it easy to explore the wider Harrogate area and beyond.

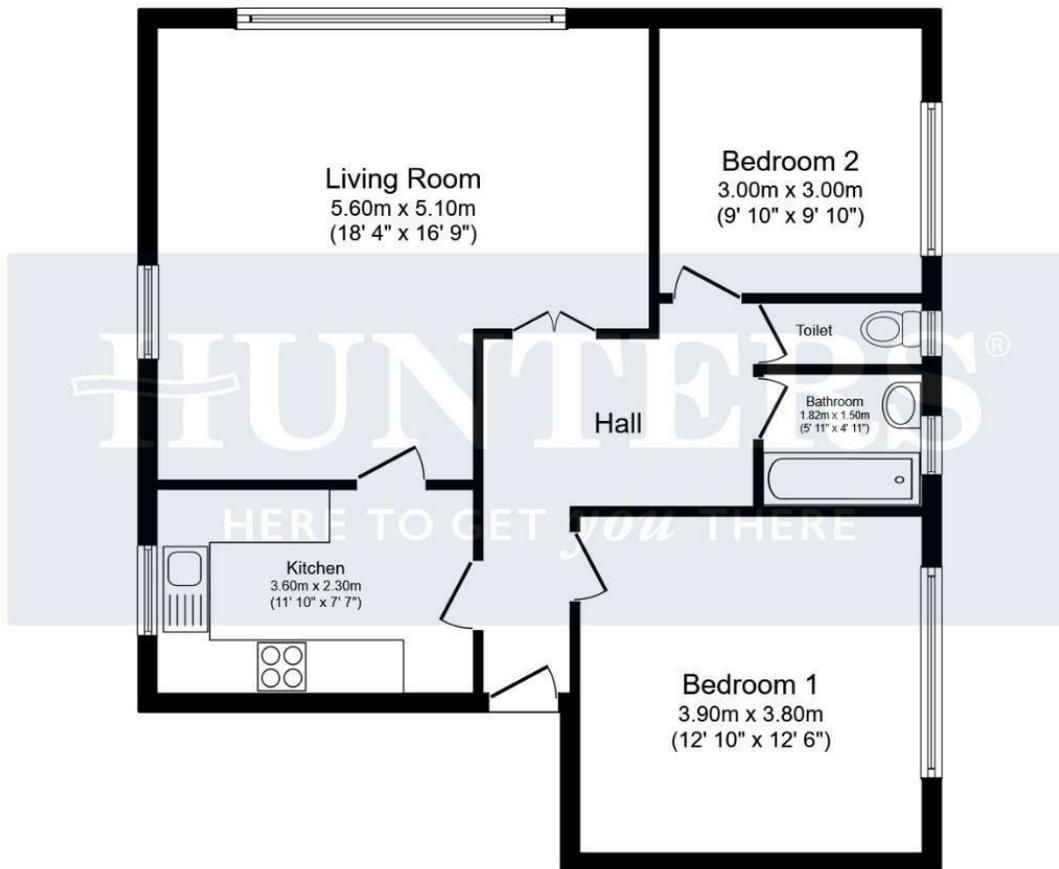
Having undergone a full renovation since the current owners acquired it, this apartment is ready for you to move in and make it your own. With its modern finishes and prime location, this property is an excellent opportunity for first-time buyers, downsizers, or investors alike. Do not miss the chance to view this exceptional home in one of Harrogate's most charming neighbourhoods.



EPC  
Energy rating D  
This property produces tonnes of CO2

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease:  
Leasehold Annual Service Charge Amount £  
Leasehold Ground Rent Amount £  
Council Tax Banding: C





Total floor area 72.3 sq.m. (778 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



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

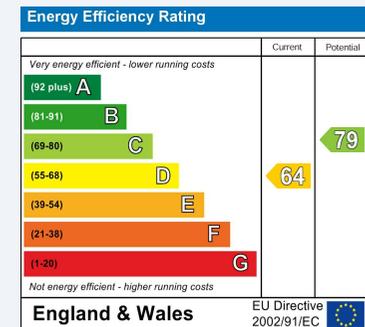
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

