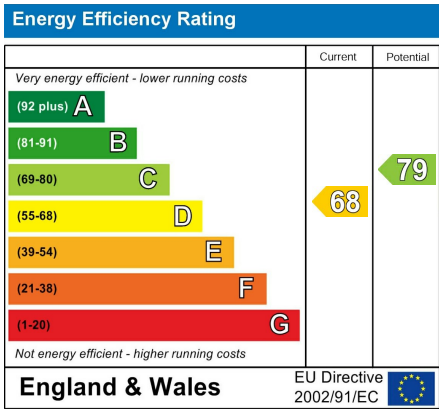


Floor Plan



Energy Performance Certificate



Directions

Procceed up Cornwall Road with the Valley Gardens on your left-hand side and turn right into Hereford Road. Take the left-hand turning and first left into Rutland Drive where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band Tenure Leasehold - Share of Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£395,000

6 Rutland Court Rutland Drive, Harrogate, HG1 2NU

3 Bedroom Apartment - Purpose Built

A purpose built first and second floor duplex luxury apartment including freehold ownership in a small development of six featuring its own private south facing balcony and single garage located in the popular Duchy area of Harrogate. No chain involved.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With double glazed windows and gas fired central heating this contemporary, light and airy apartment is approached from a ground floor secure communal entrance door serving two apartments. From the first floor there is a private entrance door that leads into an inviting reception hall.

There is a spacious lounge with dining area and separate modern fitted kitchen with views over the rear gardens.

One of the standout features of this stunning apartment is its own large private balcony approached from the lounge where there are views over the pretty lawned gardens and beyond into the Duchy.

Return staircase provides access to the second floor where there are three well proportioned bedrooms and a luxury house bathroom with shower over the bath.

Outside there are management controlled well kept gardens with spacious lawn areas and colourful flower borders. The apartment features a single garage.

The property which is offered with no chain involved is located in a peaceful area of the highly sought after Duchy area of Harrogate.

There are pleasant walks that can be enjoyed across the valley Gardens into town and up to Betty's Harlow Carr.

Harrogate is a popular town with a good choice of shops, restaurants and bars.

There is a good road and rail connectivity to Leeds York and London.

