



23 Rutland House, Mansfield Court, Harrogate, HG1 2QR

£210,000

23 Rutland House, Mansfield Court, Harrogate, HG1 2QR

A superb two-bedroom third-floor apartment revealing well-appointed accommodation in a delightful position within this sought-after development overlooking the adjoining parkland.

This spacious apartment provides spacious accommodation and features a well-equipped kitchen, large reception room with balcony, bathroom and two double bedrooms, one with en-suite shower.

In addition, the apartment benefits from gas-fired central heating, sealed-unit double glazing, a passenger lift and a secure underground parking space. Rutland House forms part of the prestigious Coppice Park development situated just off Coppice Drive, within easy walking distance of central Harrogate and easy commuting distance of Yorkshire's surrounding business districts.





THIRD FLOOR

SITTING ROOM

A spacious reception room with glazed doors leading to a small balcony enjoying a delightful outlook over the adjoining parkland.

KITCHEN

With dining area and window to rear. Range of fitted wall and base units with electric hob, double oven, integrated dishwasher and washing machine and fridge / freezer.

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and shower.

BEDROOM 2

A further good-sized bedroom with fitted wardrobes and window to front.

BATHROOM

With WC, washbasin set within vanity unit, and bath.

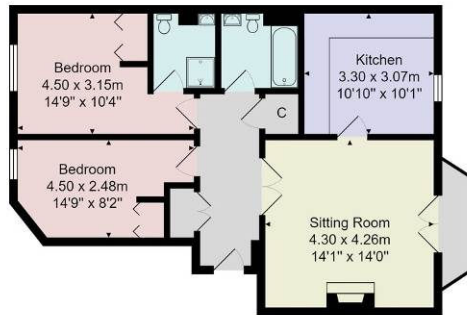
OUTSIDE

The property stands within this well-presented gated development with attractive and well-maintained communal grounds. The property has an allocated parking space in the secure basement parking area.

Tenure - Leasehold

Council Tax Band - E





Total Area: 69.1 m² ... 744 ft²

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>For energy efficient - lower running costs</p> <p>100-100 A</p> <p>95-100 B</p> <p>85-95 C</p> <p>75-85 D</p> <p>65-75 E</p> <p>55-65 F</p> <p>45-55 G</p> <p>Not energy efficient - higher running costs</p>			
82	83	83	83
<p>For environmentally friendly - lower CO₂ emissions</p> <p>100-100 A</p> <p>95-95 B</p> <p>85-95 C</p> <p>75-85 D</p> <p>65-75 E</p> <p>55-65 F</p> <p>45-55 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales EU Directive 2002/91/EC</p>			