



Flat 3, 26 Rutland Drive, Harrogate, North Yorkshire, HG1 2NS

£295,000

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A stunning two / three-bedroom second-floor apartment comprising the entire top floor of a fine detached Duchy property.

This spacious and most interesting apartment offers well-appointed accommodation, in good order throughout, with stylish kitchen and modern bathrooms, and has the benefit of gas central heating.

Situated in an excellent location in the favoured Duchy district of Harrogate, close to the Valley Gardens and within easy walking distance of the town centre. An internal inspection of this attractive apartment is strongly recommended. Available with no onward chain.





GROUND FLOOR

Shared front door leads to –

SHARED ENTRANCE HALL

With stairs leading to first floor.

FIRST FLOOR

Private front door leads to private staircase to –

SECOND FLOOR

LOUNGE

Two double-glazed windows to side. Central heating radiator. Vaulted ceiling provides a spacious feel to this good-sized reception room.

BREAKFAST KITCHEN

Window to side. Recently refitted with a range of modern fittings comprising base cupboards with work surfaces above having inset sink unit and matching wall-mounted units and incorporating gas hob with oven below and extractor hood above, integrated washer / dryer, integrated fridge / freezer and slim-line dishwasher. Engineered oak flooring. Central heating radiator.

BEDROOM 1

Sash window to rear and modern uPVC exterior door to side leading to fire escape. Central heating radiator.

EN-SUITE BATHROOM

Window to side. Modern suite in white comprising, low flush WC, designer washbasin, panelled bath with mixer tap with shower attachment. Half tiled walls and fully tiled shower area above bath. Oak flooring and central heating radiator.

BEDROOM 2

Two sash windows to front and central heating radiator. Vaulted ceiling.

ATTIC / STUDY / BEDROOM 3

Skylight window and central heating radiator. Fitted cupboard houses the gas-fired central heating boiler.

SHOWER ROOM

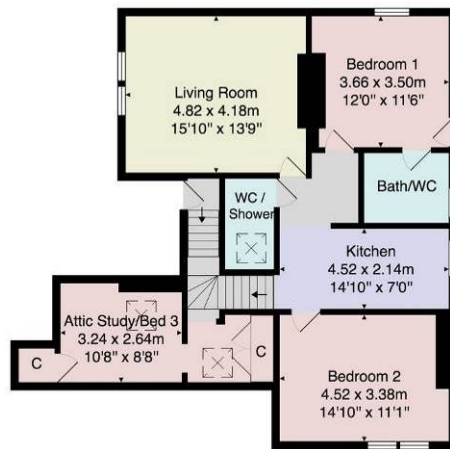
With skylight window providing ample natural daylight. Modern white suite comprising low-flush WC with concealed cistern, designer washbasin and walk-in fully tiled shower cubicle with glass screen. Oak flooring and chrome heated towel rail.

TENURE

Understood to be Long Leasehold, having an original term of 999 dating from approximately 1986. Maintenance costs of the building are shared equally between the three apartments. The details of the Lease will need to be approved by the purchaser's legal advisor.

Council Tax Band - C





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Total Area: 92.3 m² ... 994 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.

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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		Current	Potential
Very energy efficient - lower heating costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Very low energy efficiency - higher heating costs	G		

England & Wales EU Directive 2002/91/EC