



6 RUTLAND ROAD, HARROGATE





Impressive family home with stunning interiors, paddock, and views.

This attractive, detached family home occupies a prime position on the Duchy and has been the subject of full renovation works, including rewiring, replumbing and the installation of a new heating system.

Finished to the highest standards, this period property now offers stylish interiors with the use of the finest materials and an ultra-high specification throughout - redefining luxury living!

The spacious and well-planned accommodation is arranged over two floors, plus an excellent versatile lower ground floor area, and briefly comprises a light filled reception hall with ornate panelling, fitted storage and feature staircase to the upper floor, generous sitting room with bay window overlooking the front garden, fully fitted bar and games room with double doors to a large outdoor terrace, and a separate guest w/c.

A hidden door off the reception hall opens to reveal a magnificent living/dining kitchen space with bespoke hand painted cabinetry, oversized central island unit, granite work surfaces, range cooker, and integrated appliances. This incredible space also has a separate dining/sitting area with bi-folding doors out to a further sun terrace in the private rear gardens.



Tenure
Freehold

Local Authority
North Yorkshire

Council Tax Band
Band G

EPC Rating
D





Accommodation...

Off the impressive kitchen is a fully fitted walk-in pantry, formal dining room overlooking the front garden, and a useful utility room with direct access to outside and a spiral staircase leading down to the lower ground floor – currently arranged as a gym and separate cinema room, this fully tanked floor could be utilised in many ways and can be completely self-contained if necessary.

Completing the ground floor is an attached double garage with electrically operated door, and a home office to the rear overlooking the gardens.

To the upper floor of the house a panelled landing leads to four double bedroom suites, three of which have their own dressing areas with fitted wardrobes, and all four with luxurious en suite bath/shower rooms. A hidden door off a half landing reveals a superb principal bedroom suite with a fully fitted dressing room and stunning en suite with walk-in shower and separate free-standing bath.





Gardens and Grounds

A particular feature is the generous sprawling plot, with a lengthy block paved and gravelled driveway suitable for parking several vehicles behind electrically operated gates.

Mature trees, hedging and planting to the boundaries create a high degree of privacy in the gardens, with a large lawned area to the front enjoying a southerly aspect.

The gardens continue round to the rear of the property where there is split level terracing spanning the full width of the house, a generous lawned area and further terracing – the ideal outdoor space for entertaining and alfresco dining.

Location

Rutland Road is situated in the heart of the renowned Duchy area with Harrogate town centre a short walk away and beautiful countryside close by.

Harrogate town centre is a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks, and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford, and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.





Services

We are informed that the property is connected to mains water, electricity, and drainage. Gas central heating is installed.

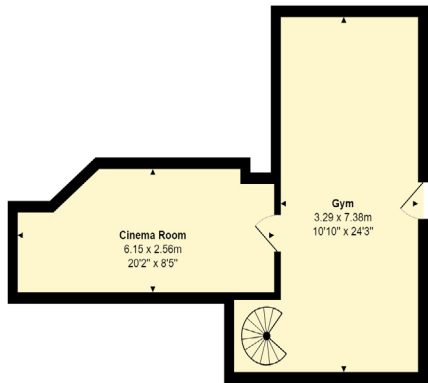
Directions - HG1 2PY

From Harrogate town centre head North on the Ripon Road (A61) out of Harrogate. On the brow of the hill take the left onto Duchy Road. GO straight over the mini roundabout and then take the next left turn into York Road and an immediate right into Rutland Road. The property will then be shortly on your right hand side.

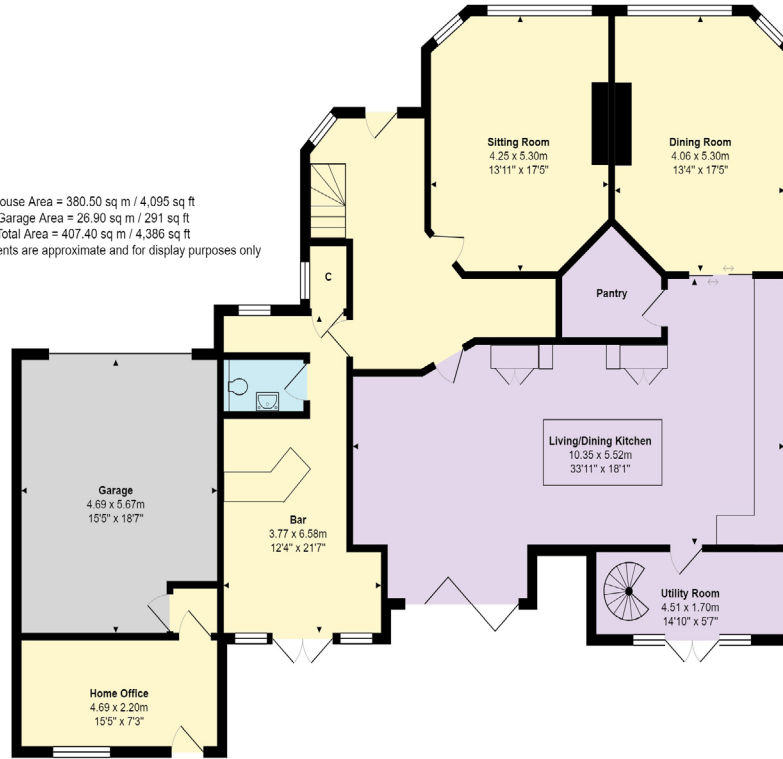
For a precise location, please use the What3words App [vocab.jeeps.also](https://www.what3words.com/)



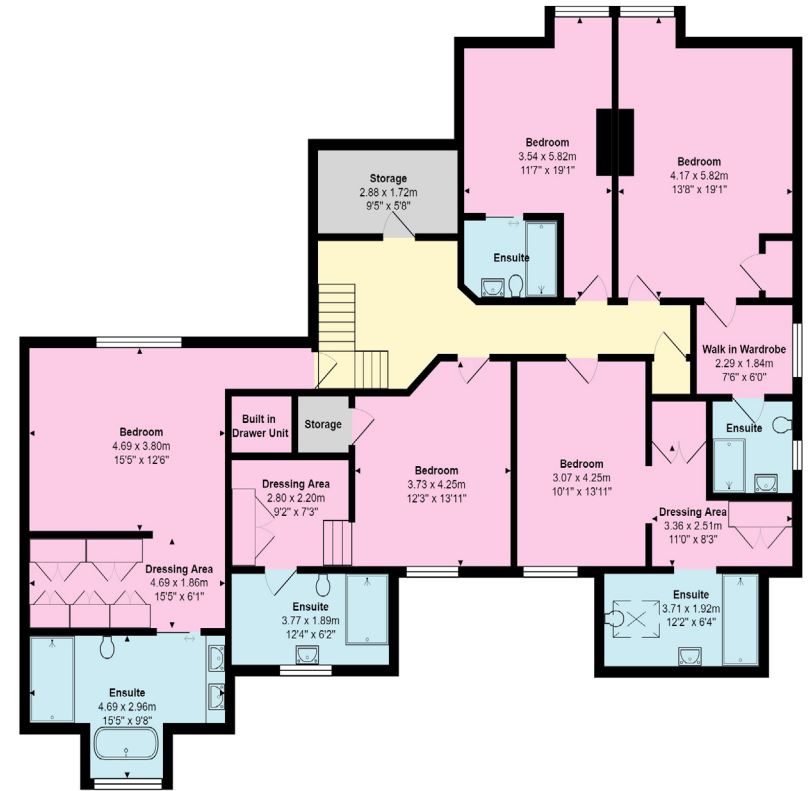
House Area = 380.50 sq m / 4,095 sq ft
 Garage Area = 26.90 sq m / 291 sq ft
 Total Area = 407.40 sq m / 4,386 sq ft
 All measurements are approximate and for display purposes only



Lower Ground Floor



Ground Floor



First Floor



