



RUTLAND HOUSE,  
MANSFIELD COURT,  
HARROGATE, HG1  
2QR  
£235,000  
2 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

Rutland House is an elegant, light, dual aspect first floor apartment situated in a select development with landscaped gardens and within easy walking distance to Harrogate town centre.

The property enjoys a prime position on the edge of the development and sits parallel to Coppice Drive, with views from the bay window of the sitting room and dining kitchen overlooking mature trees and the grounds. The entrance hall gives access via stairs and lift to the first floor. A private lobby leads directly to the apartment. Doors lead from the reception hall to the sitting room and dining kitchen beyond, plus master bedroom, en suite shower room, second double bedroom and house bathroom. The apartment is tastefully decorated and has the rare added benefit of a secure under-croft allocated parking space, electric gates and concierge.

The property is conveniently situated within easy walking distance of Harrogate town centre. The train station has direct links to Leeds, York and London. Leeds Bradford International Airport is approximately 15 miles distant. The apartment is also located 7 miles from the A1(M), 18 miles to Leeds and 22 miles to York(approx.)

This property would make an ideal buy to let property and currently has a tenant who would like to continue to live in this apartment. Rental income is £9,780pa.

## **ACCOMMODATION**

### **ENTRANCE HALL**

With a built in cupboard, telephone entry system and radiator.

### **LOUNGE 14'0" X 13'10" (4.27 X 4.22)**

With a television point, coving to ceiling and radiator.

### **BREAKFAST KITCHEN 9'9" X 10'6" (2.96 X 3.21)**

Fitted with a range of base and wall units with work surfaces over. 1.5 bowl sink unit. Integral dishwasher, built in double electric oven and ceramic hob. Built in fridge/freezer. Radiator. Double glazed windows to the front and side.

### **BEDROOM ONE 12'9" X 10'10" (3.88 X 3.31)**

With a double glazed bay window to the side. Three double wall to wall fitted wardrobes, coving to the ceiling and radiator.

### **EN SUITE SHOWER ROOM**

With a pedestal wash hand basin with vanity unit. Step in shower cubicle and low level W.C. Tiled walls. Double glazed window to the side and radiator.

### **BEDROOM TWO 9'5" X 14'6" (2.88 X 4.43)**

With a double glazed window to the rear. Fitted wardrobes and radiator.

### **BATHROOM**

With a white three piece suite comprising panelled bath, pedestal hand basin with vanity unit and low level W.C. Tiled walls, shaver point and extractor fan. Double glazed window to the side and radiator.

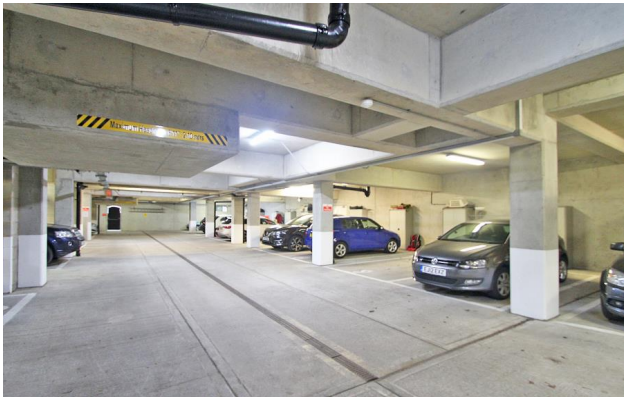
### **EXTERNAL GARDENS**

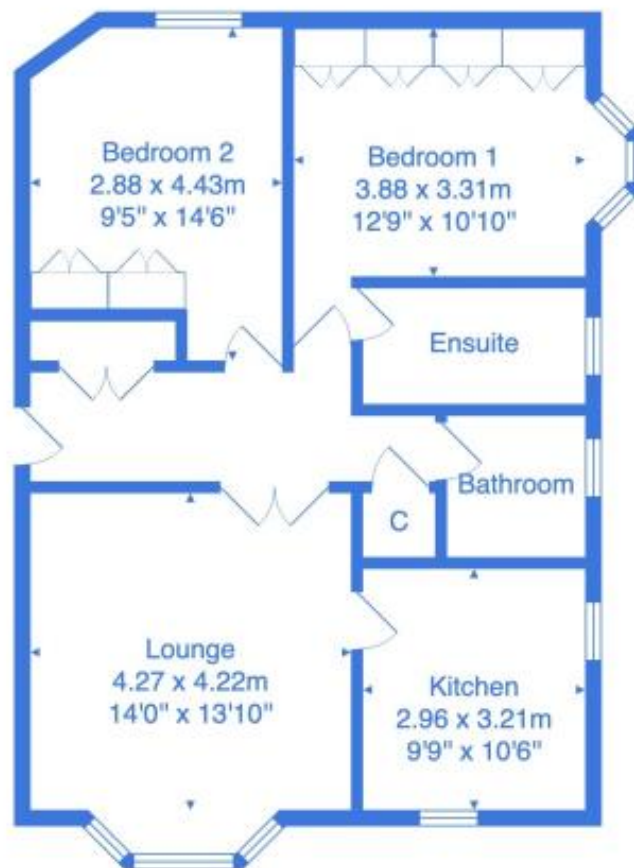
Superbly maintained and well kept communal gardens with lighting, pathways and seated areas which are maintained by the management company.

### **PARKING**

There is an allocated car parking space in the undercroft car park.







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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	83	84
(69-80) <b>C</b>	79	81	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Additional Information

**AGENTS NOTE:** We are advised that the property is leasehold and await confirmation of the details.

### AGENTS NOTES:

#### Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

**Conveyancing:** We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

**Mortgage Advice Bureau (MAB):** We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.