



**37 RUTLAND DRIVE**  
Harrogate

**Carter Jonas**



## 37 RUTLAND DRIVE, HARROGATE, HG1 2NS

Harrogate town centre – 1 mile

Leeds – 16 miles

York – 22 miles

A1(M) – 11 miles

Entrance hall • Reception hall • Cloakroom • Sitting room  
Dining room • Family room • Superb living kitchen  
Side hall • Lower ground floor with gym and utility room  
Landing • Principal bedroom with a fully fitted dressing room and an en suite bathroom • 2 additional double bedrooms, each with en suite shower rooms • Study/home office • Second floor landing • 3 additional double bedrooms, one with an ensuite shower room • House bathroom • Electrically operated entrance gates  
Tarmacadam drive providing extensive secure parking  
Double garage • Lawned garden to the front bordering the drive • Superb south facing garden to the rear  
Highly sought after location

37 Rutland Drive occupies an enviable position in the prime Duchy residential neighbourhood, close to the Valley Gardens and Pine Woods and within about ½ a mile of the town centre which offers a wide variety of shops, restaurants and recreational facilities. The property is also within easy walking distance of a number of highly regarded schools including Harrogate Ladies College, Highfield Prep School, Bankfield Pre School and Brackenfield School. For the commuter there is easy access to the business centres of Leeds, Bradford and York and the railway station in the town centre provides services throughout the day to Leeds and York. Mainline services to London's Kings Cross operate from both of these cities.

37 Rutland Drive is a lovely family house in every respect, offering superb and particularly spacious accommodation with family living and entertaining very much in mind. The accommodation extends to approximately 5,540 sqft (515 sqm) of living space and includes a spacious and welcoming reception hall, 3 well proportioned reception rooms and a fantastic everyday living kitchen.

**AN OUTSTANDING DETACHED DUCHY HOUSE PROVIDING SPACIOUS AND WELL PLANNED FAMILY ACCOMMODATION, WITH A SUPERB SOUTH FACING GARDEN, SITUATED IN THIS HIGHLY SOUGHT AFTER AND CONVENIENTLY LOCATED RESIDENTIAL NEIGHBOURHOOD WITHIN EASY WALKING DISTANCE OF THE VALLEY GARDENS AND THE TOWN CENTRE.**







There are 6 double bedrooms in total, arranged over the first and second floors, 4 have en suite facilities. There is a separate house bathroom and a useful study/home office.

Outside, the property is approached off Rutland Drive via electrically operated entrance gates with extensive parking available on the tarmacadam driveway. To the side of the house the driveway leads to the detached double garage. There is a good sized lawned garden to the front which borders the drive with the principal garden lying to the rear, having a choice south facing orientation. The garden is principally lawned with a flagged terrace adjoining the house itself.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion

**Services:** We are advised that all mains services are installed.

**Viewing:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.





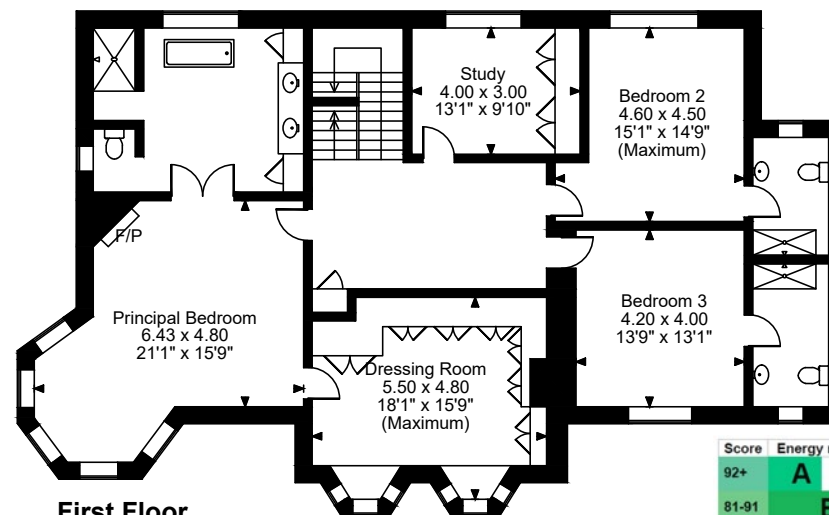
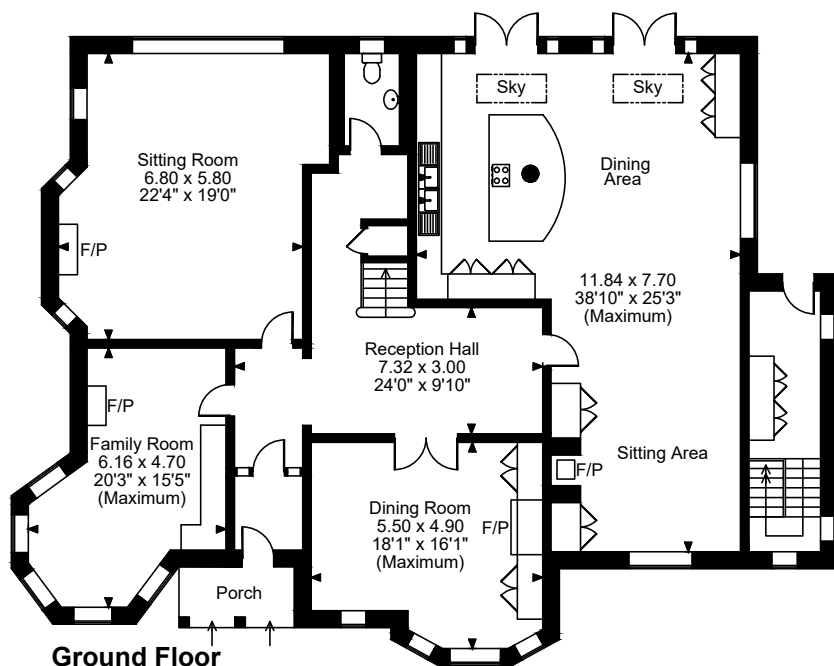
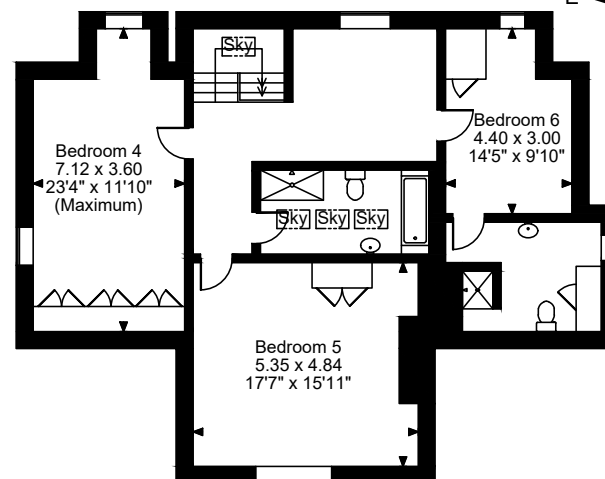
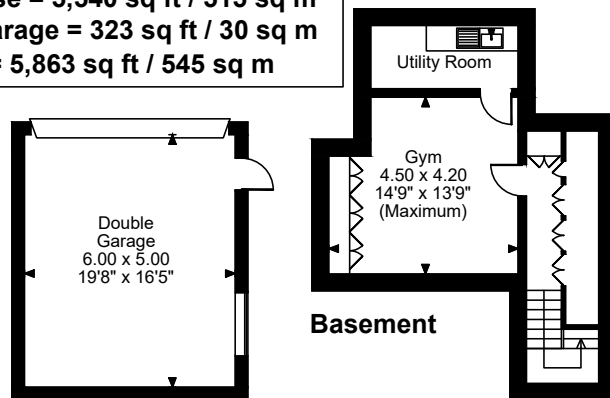
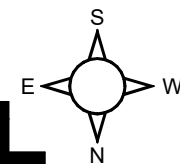








**37 Rutland Drive, Harrogate**  
**Approximate Gross Internal Area**  
**Main House = 5,540 sq ft / 515 sq m**  
**Double Garage = 323 sq ft / 30 sq m**  
**Total = 5,863 sq ft / 545 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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