



VERITY
FREARSON

9 MALHAM DRIVE, HARROGATE, HG3 2YQ

£580,000

9 MALHAM DRIVE,

Harrogate, HG3 2YQ

A impressive four-bedroom detached family home offering contemporary open-plan living with double garage and attractive gardens, set within a popular modern development.

This beautifully appointed property combines spacious accommodation with stylish design, creating an ideal home for family living. Located on Malham Drive, the property is conveniently positioned close to excellent amenities, including Saltergate Community Junior School and Saltergate Infant School, situated just 300 metres away.

The property provides generous living space with multiple reception areas, four double bedrooms, a contemporary kitchen and beautifully landscaped gardens. The property benefits from gas central heating and double glazed windows with fitted shutters. With driveway parking for several vehicles, a garage, attractive interior finishes and a convenient location, this superb home offers a perfect blend of style, practicality and comfort.



Sitting Room · Family Room / Dining Kitchen · Playroom / Study · Cloakroom · Utility Room

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · EV point · Landscaped Gardens







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window to the front. Wood-panelled feature wall.

FAMILY ROOM / DINING KITCHEN

An impressive open-plan living space incorporating sitting, dining and kitchen areas. The kitchen is fitted with modern wall and base units, worktop and island, integrated induction hob, double oven, microwave, dishwasher and stylish downlighting. French doors lead from both the family and dining areas to the rear garden.

UTILITY ROOM

Adjoining the kitchen, providing additional storage and access to the rear garden. Space and plumbing for appliances.

PLAYROOM / STUDY

A flexible reception room ideal as a playroom or home office.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with contemporary en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom.

BEDROOM 3

A double bedroom.

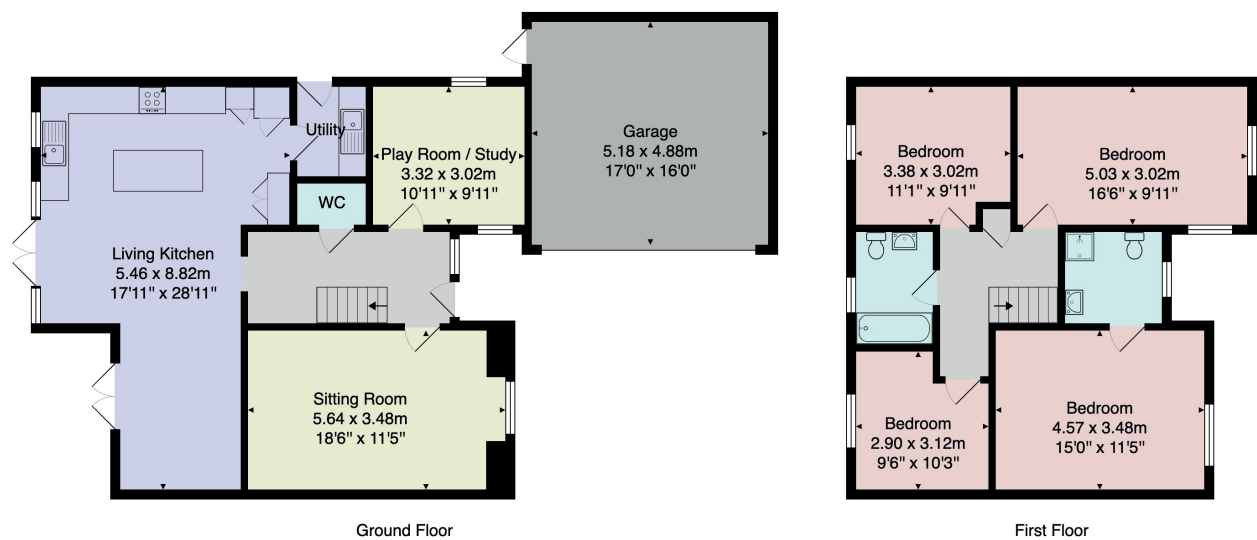
BEDROOM 4

A further double bedroom.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower over. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 175.6 m² ... 1890 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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Outside

A block-paved driveway provides parking for multiple vehicles and leads to a garage with electric door and EV charging point. To the rear is a beautifully landscaped enclosed garden with lawn, patio, seating areas, pergola providing covered sitting area with closing roof and raised planted borders.

Agent's Notes

The property is connected to all mains services.

Gas-fired central heating is installed.

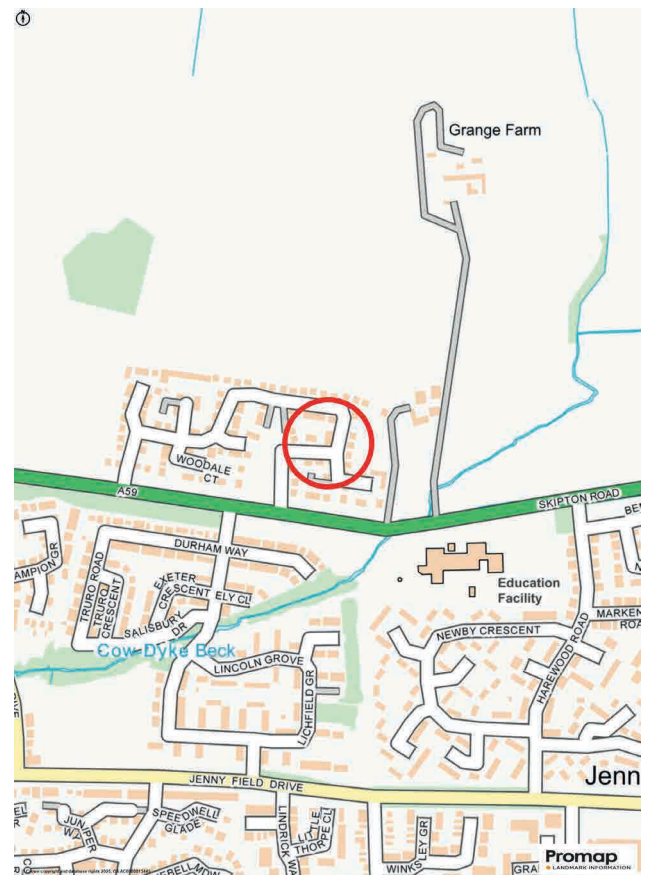
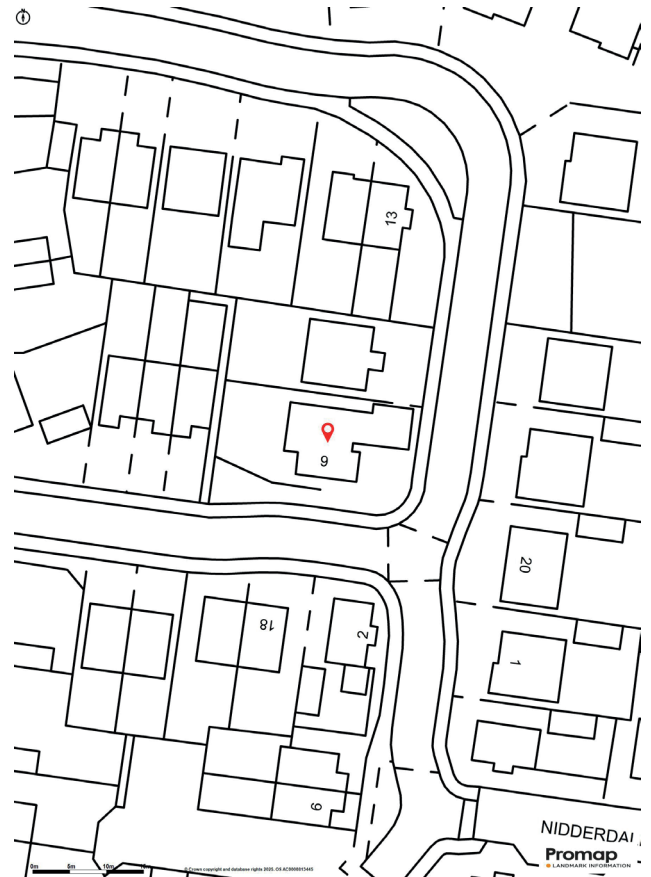
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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