



VERITY  
FREARSON

31 MALHAM DRIVE, HARROGATE, HG3 2YQ

OFFERS OVER £475,000



## 31 MALHAM DRIVE,

*Harrogate, HG3 2YQ*

**A very well-presented and spacious four-bedroom detached property with a good-sized garden and garage, occupying a delightful position on this popular new development overlooking attractive communal green space.**

The property is appointed to a very high standard and is sold with four years remaining of the NHBC guarantee. The accommodation comprises a large hallway which leads to the dining kitchen, sitting room and ground-floor study. There is also a cloakroom and utility room. Upstairs, there are four good-sized bedrooms, including a master bedroom with en-suite shower room and a house bathroom. A drive provides ample parking and leads to the single garage and to the rear of the property there is a good-sized lawned garden with areas.

The property is situated on this well-regarded modern development on the northwestern outskirts of Harrogate, well served by local shops and services and within easy walking distance of well-regarded primary schools.



Sitting Room · Study · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Rollec Wallpod EV charger · Lawned Garden











## ACCOMMODATION

### **GROUND FLOOR** **ENTRANCE HALL**

#### **SITTING ROOM**

A spacious reception room.

#### **STUDY**

Providing a useful workspace with window to front.

#### **DINING KITCHEN**

An impressive open-plan kitchen and living / dining area with glazed doors leading to the garden. The kitchen comprises a range of stylish units. Integrated appliances with gas hob, double oven, fridge / freezer and dishwasher.

### **UTILITY ROOM**

With fitted units, worktop and sink. Space for washing machine and tumble dryer.

### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **BEDROOMS**

There are four good-sized bedrooms on the first floor, including the main bedroom with en-suite shower room. Wardrobes in bedroom 1 to be included in sale.

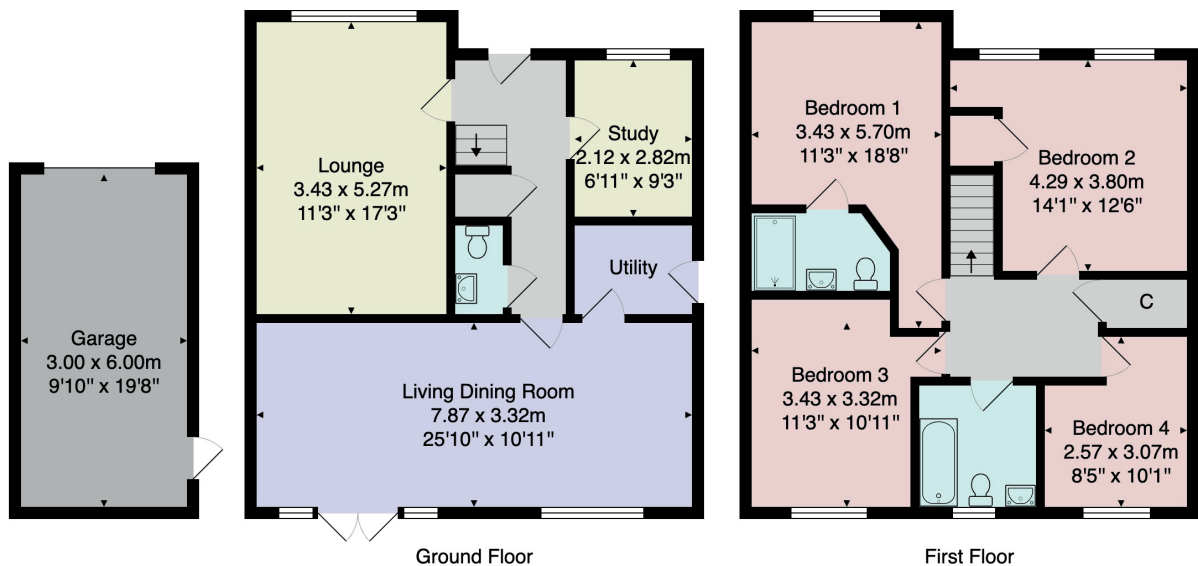
### **EN-SUITE SHOWER ROOM**

A modern white suite with WC, washbasin, and shower.

### **BATHROOM**

A white modern suite comprising WC, washbasin, and bath with shower above.

# FLOOR PLAN



Total Area: 149.6 m<sup>2</sup> ... 1610 ft<sup>2</sup>

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 drive provides off-road parking and leads to a single garage with power. There is also a Rollec Wallpod EV charger. The property has a large and attractive rear garden with lawn, paved sitting areas and planted borders.

## Agent's Notes

The property is freehold. Estate charge is approximately £170 per annum. 4 years remaining of NHBC guarantee. All double glazed. Modern gas central heating system with radiators.

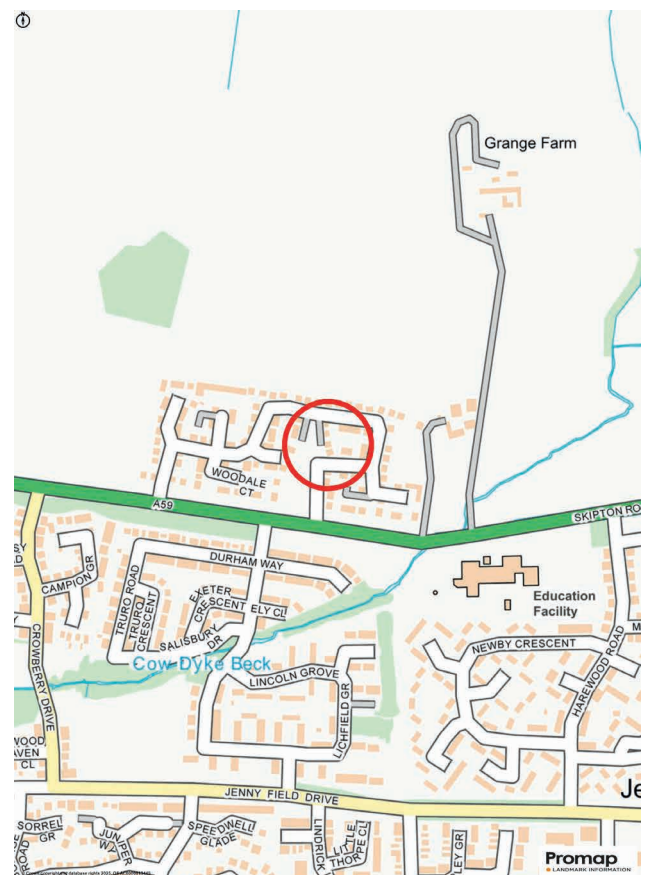
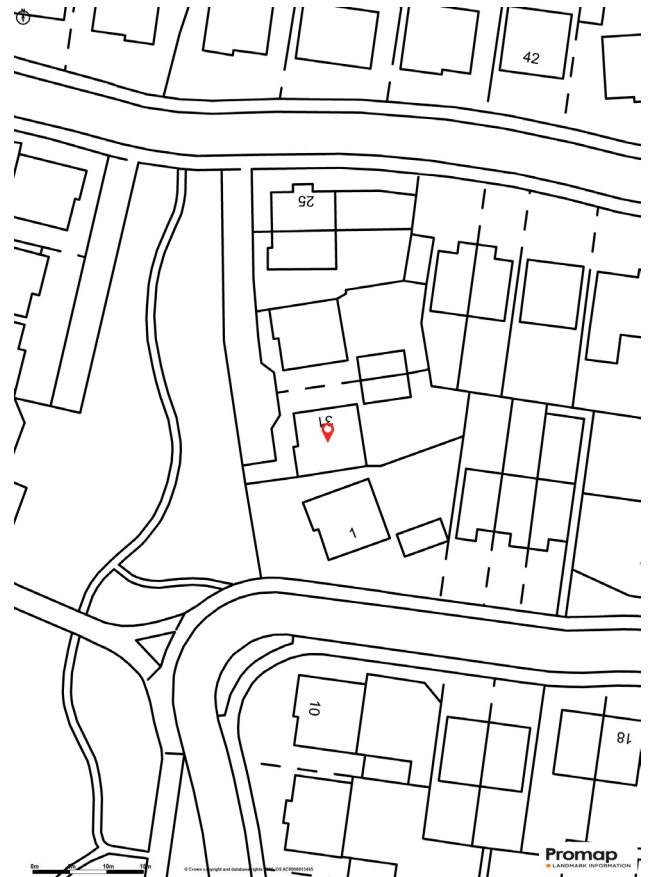
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(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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