



VERITY
FREARSON

56 MALHAM DRIVE, HARROGATE, HG3 2YR

GUIDE PRICE £550,000

56 MALHAM DRIVE,

Harrogate, HG3 2YR

A modern four-bedroom detached home with generous living accommodation, attractive landscaped gardens and garage, situated in this popular new development on the edge of Harrogate.

This excellent property provides spacious and versatile accommodation arranged over two floors. On the ground floor there are two reception rooms including a large sitting room with bay window and a study, together with a stunning open-plan dining kitchen with glazed doors leading to the garden. There are also a utility room and a cloakroom. Upstairs, there are four well-proportioned bedrooms, including the main bedroom with en-suite, plus a modern house bathroom.

The property occupies a generous plot with an attractive landscaped rear garden. A driveway provides ample parking with electric vehicle charge point and leads to a large garage. The property forms part of a popular modern development, ideally positioned for access to Harrogate town centre yet with beautiful open countryside on the doorstep.



Sitting Room · Dining Kitchen · Study · Cloakroom · Utility Room

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Electric Vehicle Charge Point · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with bay window to the front and contemporary electric fire.

STUDY

Providing a useful workspace with window to the front.

CLOAKROOM

With WC and washbasin.

DINING KITCHEN

A stunning open-plan kitchen and living/dining area with glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with worktops and integrated appliances include gas hob, double oven, fridge / freezer and dishwasher.

UTILITY ROOM

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

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor, including the main bedroom which has an en-suite.

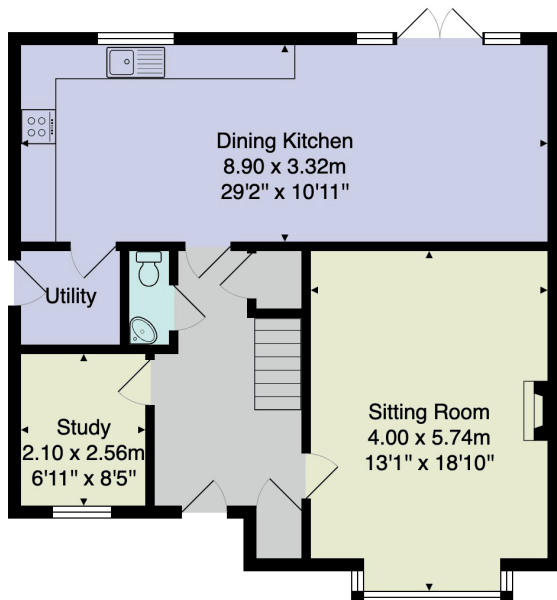
EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower.

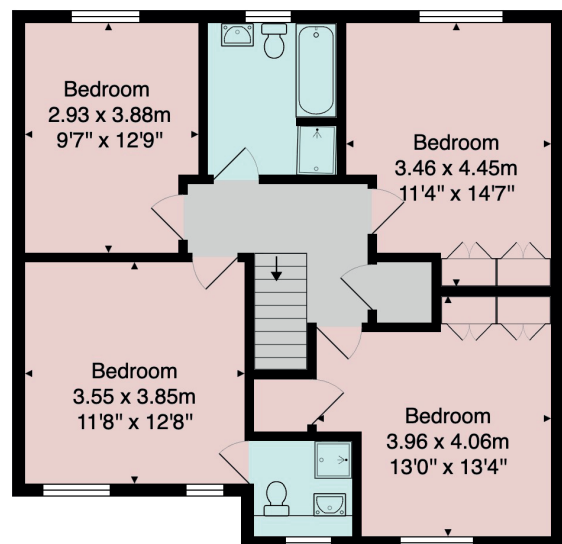
BATHROOM

Fitted with a white suite comprising WC, washbasin, bath and shower.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 148.5 m² ... 1599 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

The property occupies a generous plot with attractive landscaped gardens to the rear including lawn and paved sitting areas. Summerhouse and greenhouse. A driveway provides ample parking with electric vehicle charge point and leads to a large garage.

Agent's Notes

The property is freehold.

Estate charge is approximately £170 per annum.

Approx 2 years remaining of NHBC guarantee

All double glazed.

Modern gas central heating system with radiators Smart Hive system

EV charging point on drive.

Services

All mains services connected.

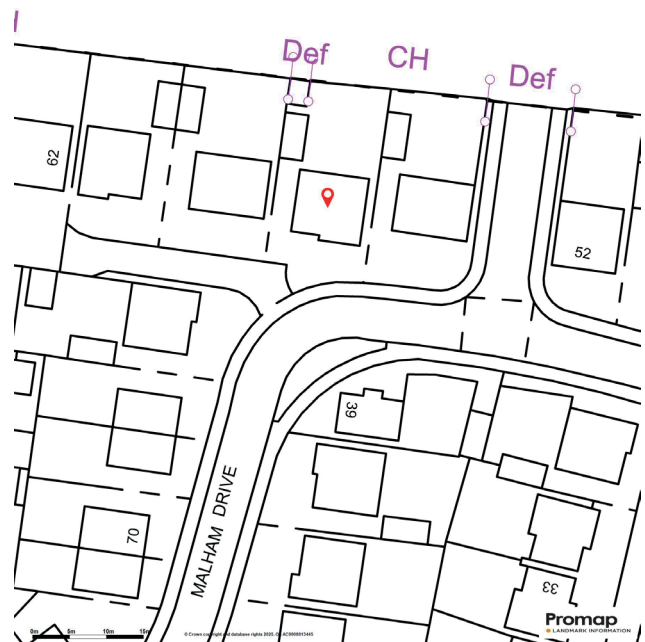
Tenure

Freehold

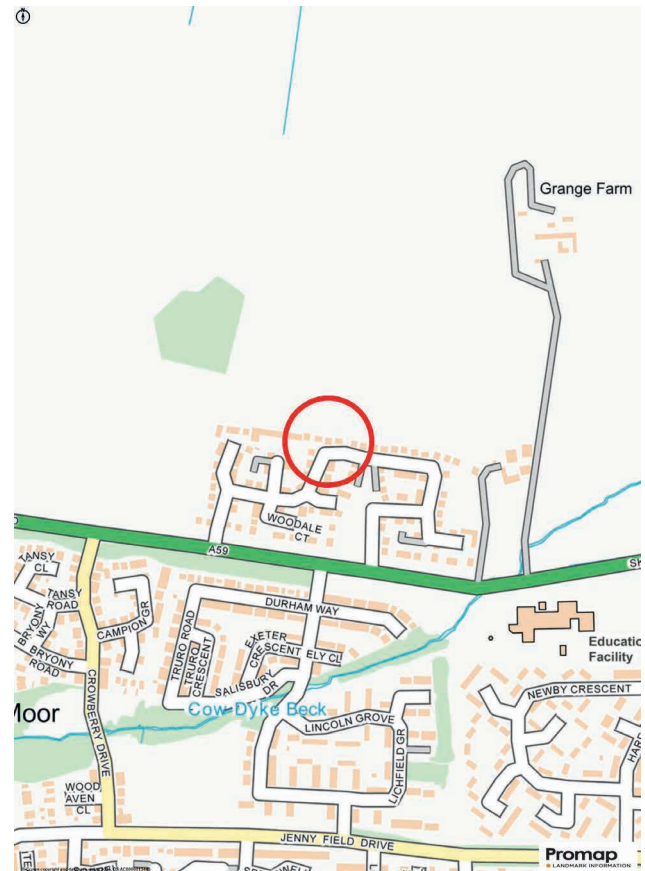
Council Tax Band - F

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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