



VERITY
FREARSON

34 MALHAM DRIVE, HARROGATE, HG3 2YR

GUIDE PRICE £525,000

34 MALHAM DRIVE,

Harrogate, HG3 2YR

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.

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 raised sitting areas which enjoy the sun at all times of the day.

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 · Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room.

STUDY

Providing a useful workspace with window to front.

LIVING 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 with 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.

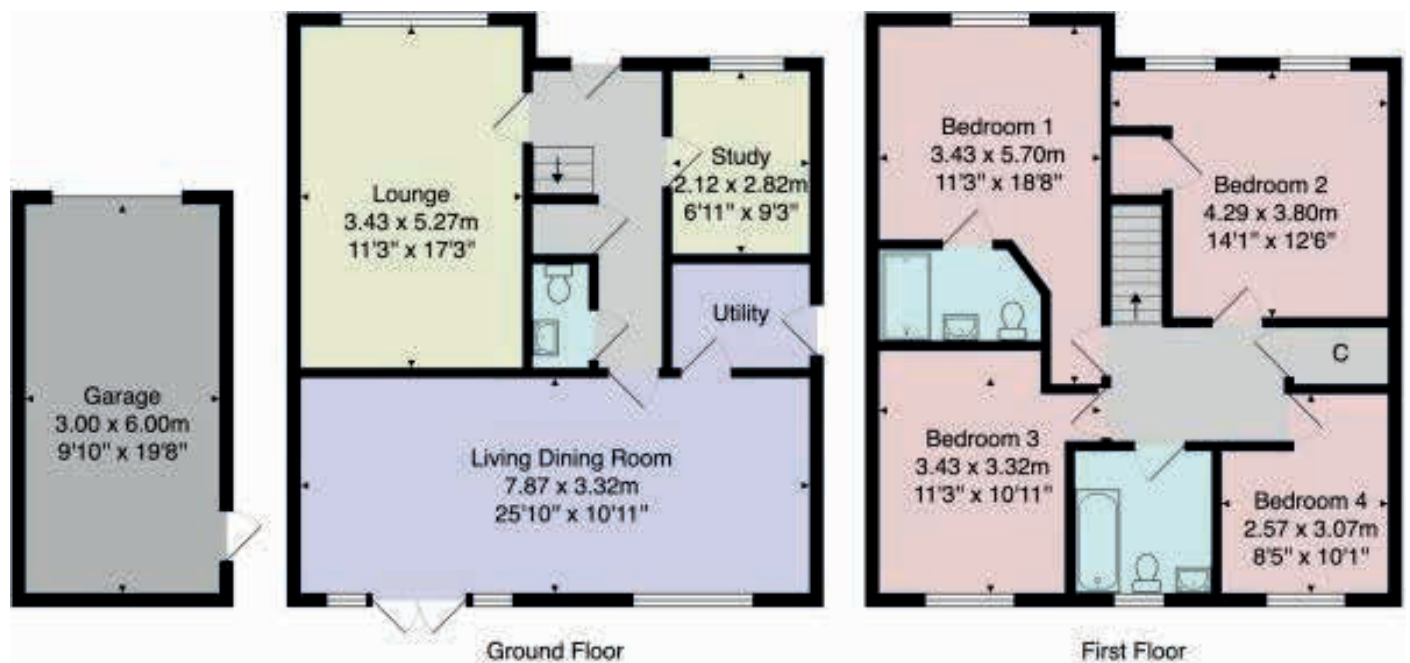
EN-SUITE SHOWER ROOM

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

BATHROOM

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

FLOOR PLAN



Total Area: 149.6 m² ... 1610 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 drive provides parking and leads to a single garage. The property has a large and attractive rear garden with lawn, paved sitting areas and patio.

Services

All mains services connected.

Agents Note

The property is freehold.

Estate charge is approximately £170 per annum.

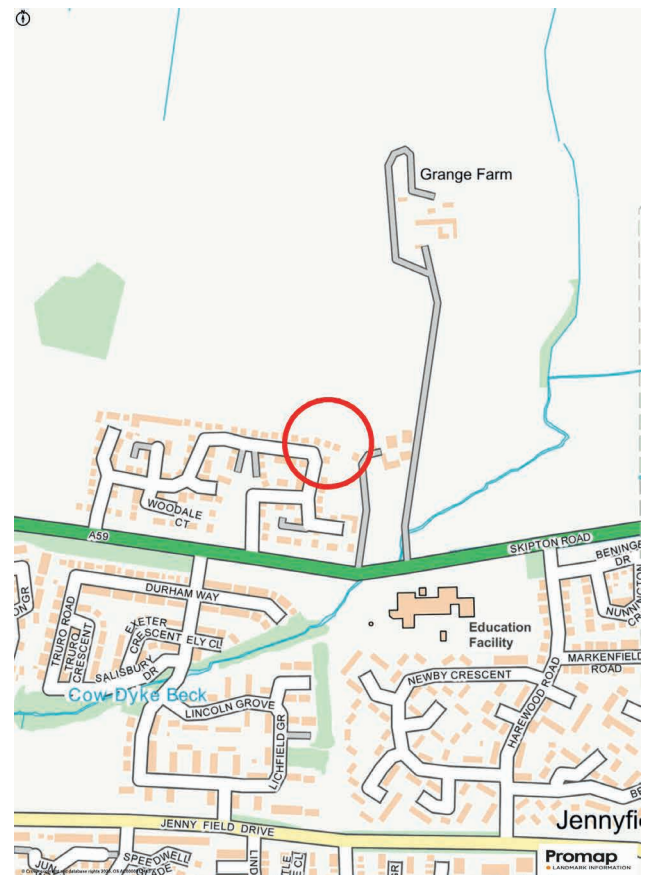
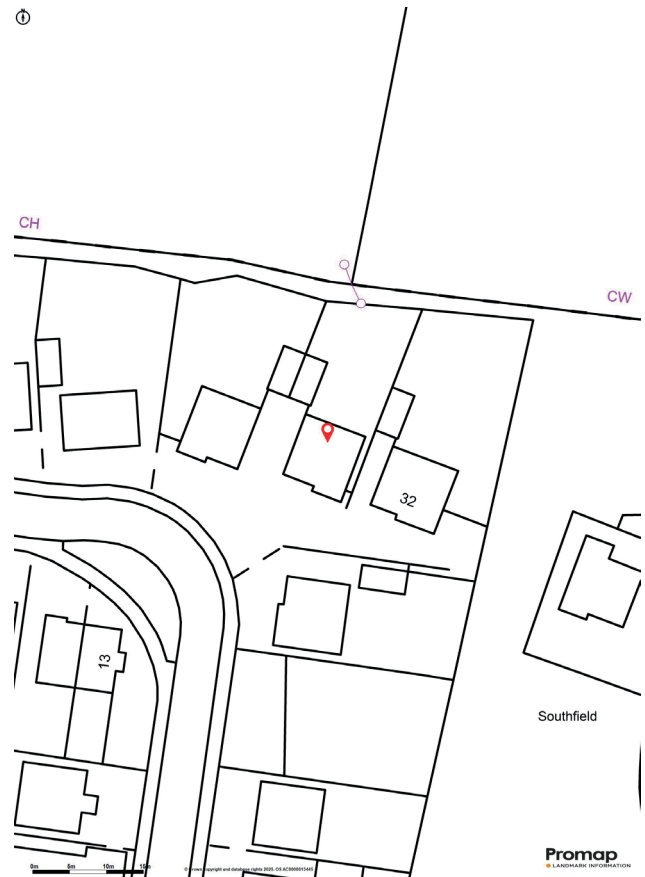
4 years remaining of NHBC guarantee

All double glazed.

Modern gas central heating system with radiators.

An annual estate charge is payable.

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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