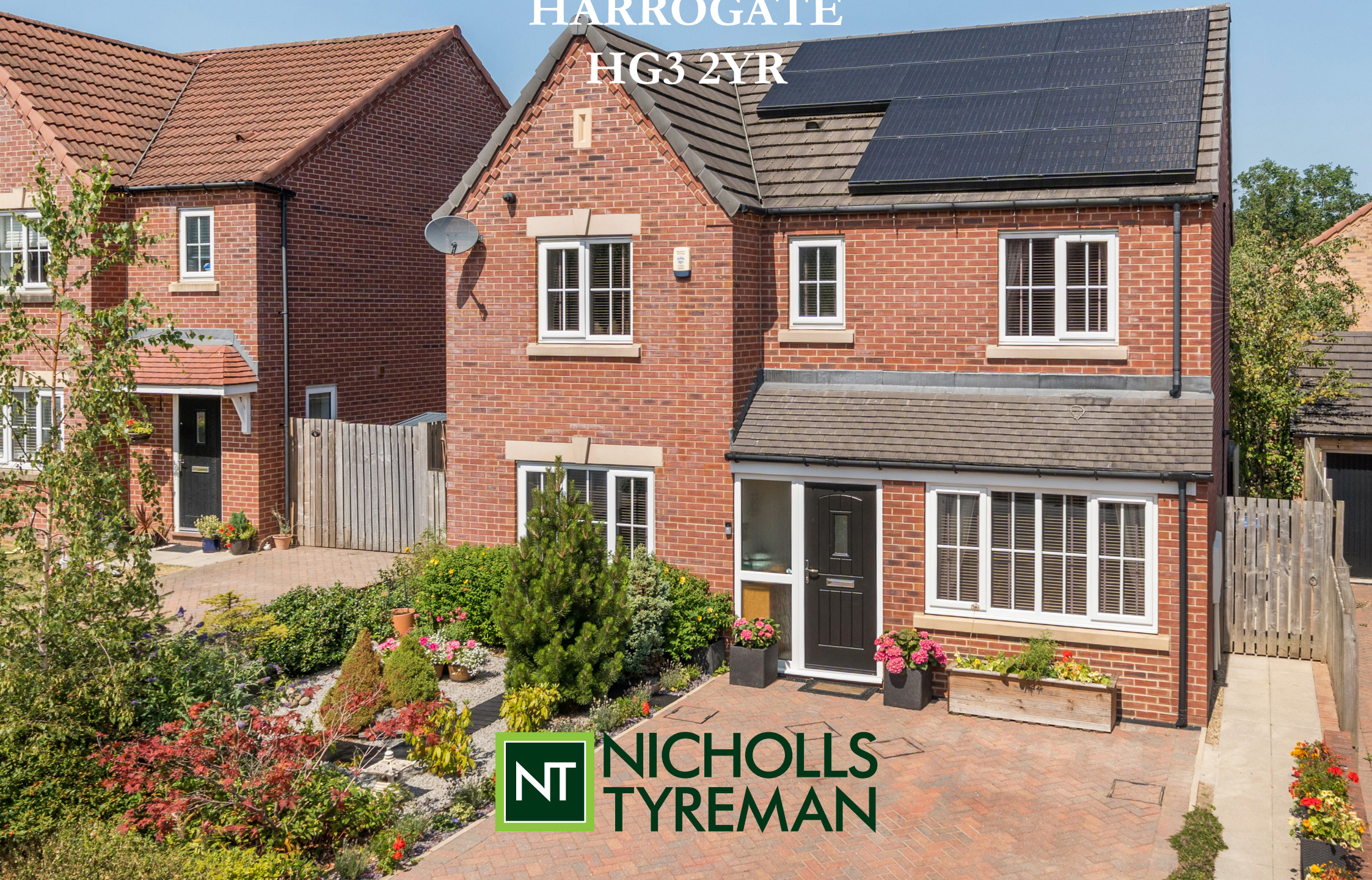


84 MALHAM DRIVE
HARROGATE
HG3 2YR



NICHOLLS
TYREMAN

84 MALHAM DRIVE | HARROGATE | HG3 2YR

A well-presented and upgraded four-bedroom family home situated in a popular residential area on the north-western side of Harrogate. Everyday amenities including local shops, a health centre and community facilities are close by. The property is well placed for highly regarded schools.

Excellent transport links are available, with regular bus services just a short walk away. Harrogate railway station provides frequent direct trains to Leeds (approximately 35–40 minutes) and York (around 40 minutes), with onward connections further afield. Road connections are equally convenient, with the A59 and A61 close by and easy access to the A1(M) for wider travel.

Entrance Hall | Two Reception Rooms | Kitchen/Dining Room | Conservatory | Storage

Four Bedrooms | En-Suite | Bathroom

Driveway | Garden

Council Tax: E | Energy Rating: B | Tenure: Freehold

£485,000





The property has been thoughtfully improved from its original specification by the current owners. A porch has been added to the front, while the former garage has been converted into a highly flexible room — ideal as a dining room, study or playroom — complete with a useful storage room behind. Outside, the garden has been beautifully landscaped and offers various seating areas, perfect for outdoor entertaining and relaxation.

The ground floor accommodation briefly comprises a welcoming porch leading into the reception hallway. There are two reception rooms, together with an impressive open-plan kitchen/dining room which leads through to a conservatory, providing a pleasant additional living space overlooking the garden. A downstairs wc and useful storage complete the ground floor. To the first floor are four bedrooms, including a spacious principal bedroom with the benefit of an en-suite shower room and fitted wardrobes. There are a further three well-proportioned bedrooms and a family bathroom.

To the rear is a stunning landscaped garden, ideal for entertaining and relaxing, with various seating areas and a useful shed to the side of the property. The house also benefits from solar panels, which can be used to offset current electricity usage or to sell energy back to the grid.

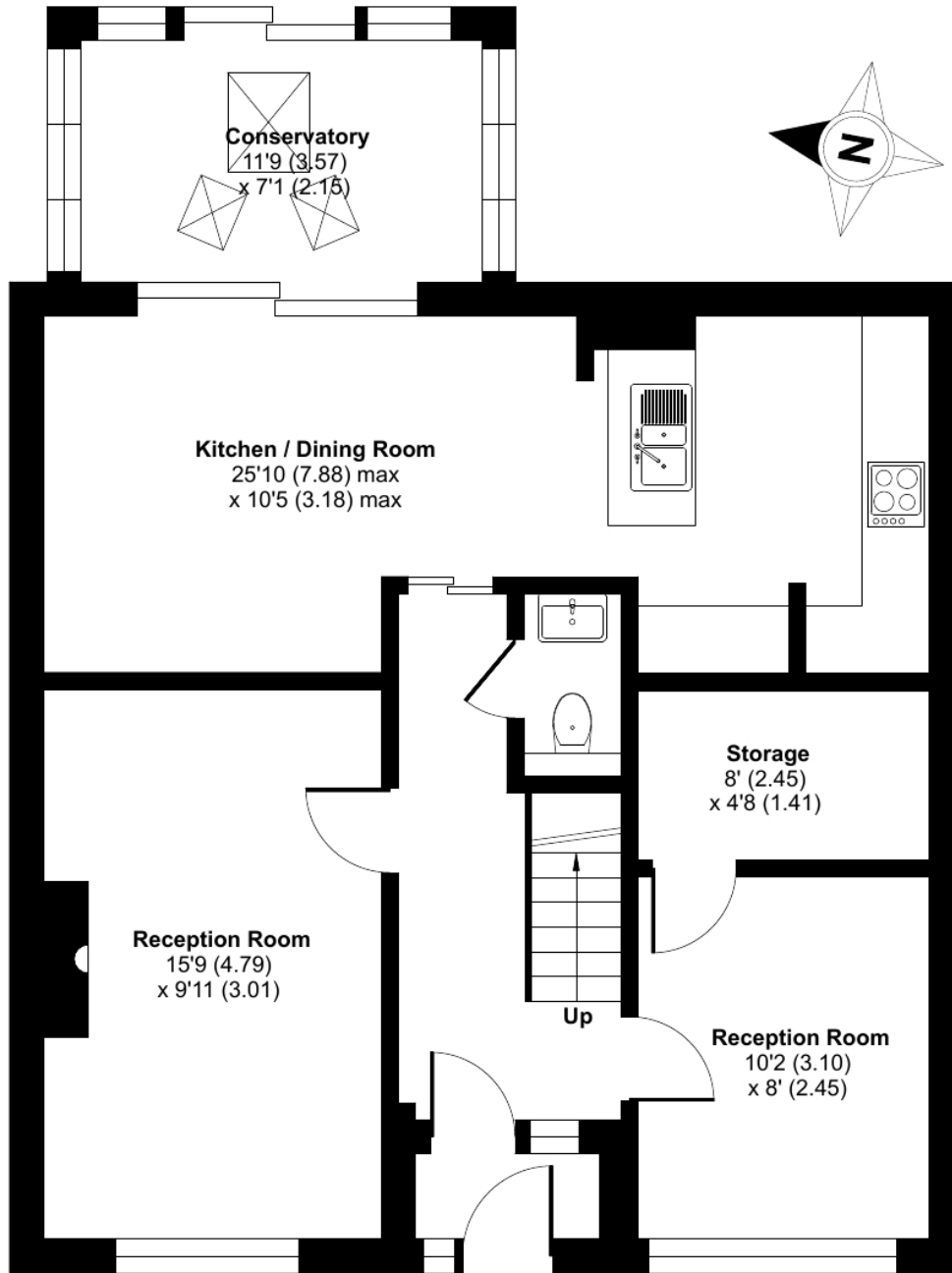




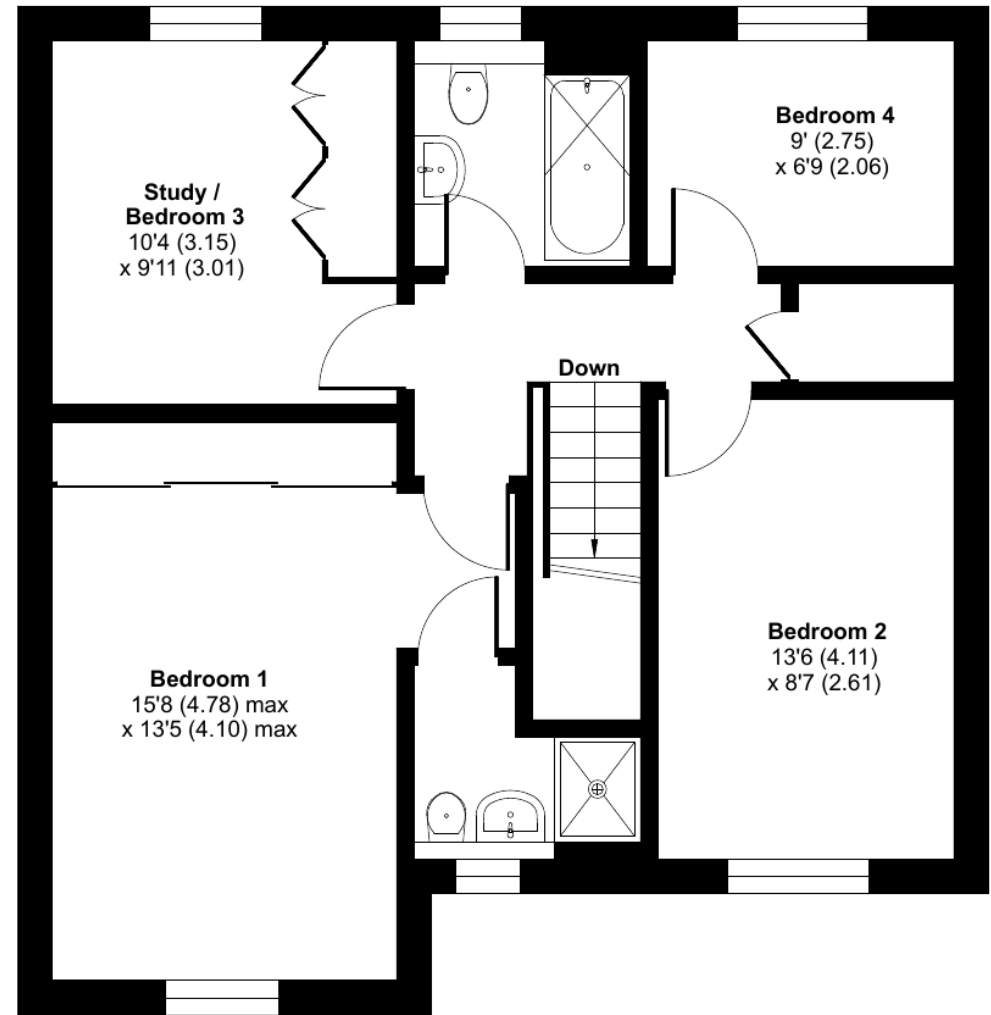
Malham Drive, Harrogate, HG3

Approximate Area = 1432 sq ft / 133 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Nicholls Tyreman. REF: 1494469



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and conduct of all negotiations shall be through Nicholls Tyreman Estate Agent.