



## 13 Malton Chase, Harrogate

£369,950 Guide Price



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A beautifully presented modern three bedroom semi-detached house offering stylish and well-balanced accommodation, ideally positioned within this highly sought-after development on the edge of the iconic Harrogate Stray.

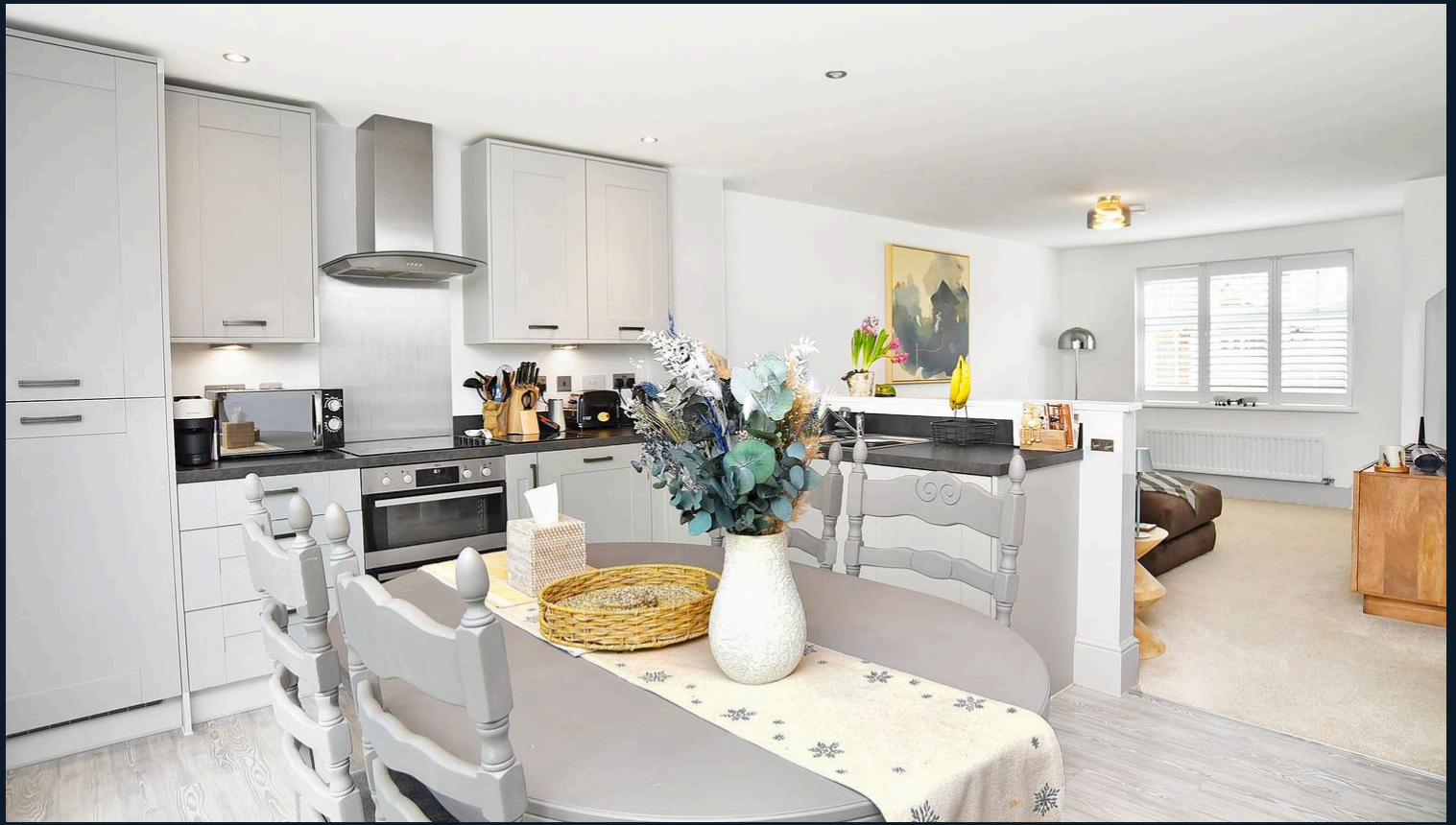
Externally, the property enjoys an attractive frontage with a neatly maintained lawn and a private driveway providing off-street parking for multiple vehicles. To the rear, there is a generous enclosed garden, predominantly laid to lawn, complemented by a paved seating area and timber garden shed, ideal for outdoor dining and relaxation.

The property forms part of this highly regarded modern development on the edge of the famous Harrogate Stray, constructed by Redrow in recent years. Ideally positioned, it is within easy walking distance of Harrogate town centre and is well served by a range of local amenities, including a nearby park and well-regarded schooling.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

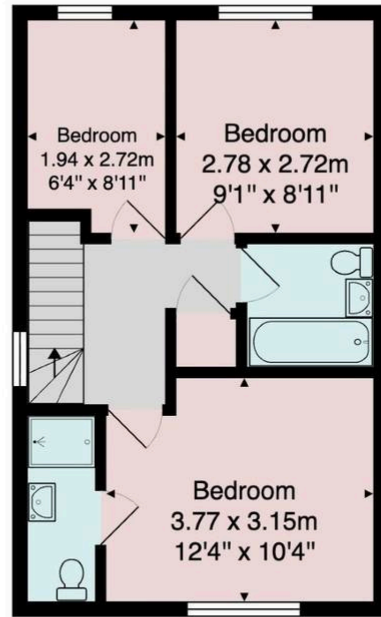


The property opens via an inviting entrance hall with a contemporary ground floor WC, leading through to an impressive open-plan living dining kitchen that forms the heart of the home. This superb space is thoughtfully designed for modern living, featuring a sleek fitted kitchen with integrated appliances, ample worktop space and a dedicated dining area with French doors opening onto the rear garden. The layout flows seamlessly into a comfortable living area, enhanced by bespoke wooden shutters, creating a bright and sociable environment ideal for both everyday living and entertaining. To the first floor, a light and airy landing gives access to three well-proportioned bedrooms. The principal bedroom is a generous double and benefits from both a stylish en suite shower room and the added comfort of air conditioning. The remaining bedrooms offer excellent versatility for family life, guests or home working. A contemporary house bathroom completes the accommodation, fitted with a modern suite including a bath with shower over, with useful under-sink storage cabinetry also featured in both bathrooms.





Ground Floor



First Floor

Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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