



VERITY  
FREARSON

56 MALHAM DRIVE, HARROGATE, HG3 2YR

GUIDE PRICE £530,000

# 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.

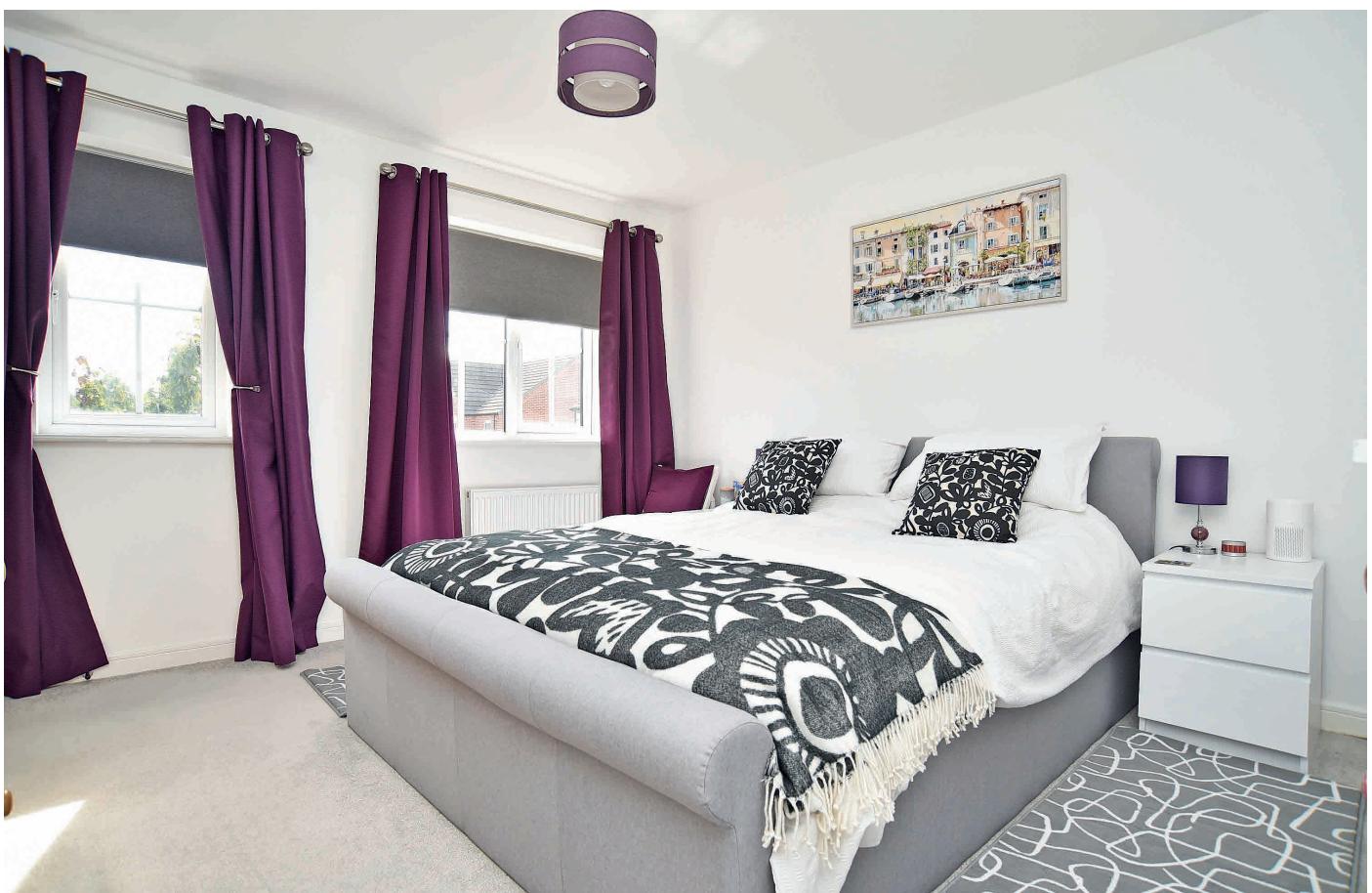


Sitting Room · Dining Kitchen · Study · Cloakroom · Utility Room

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.

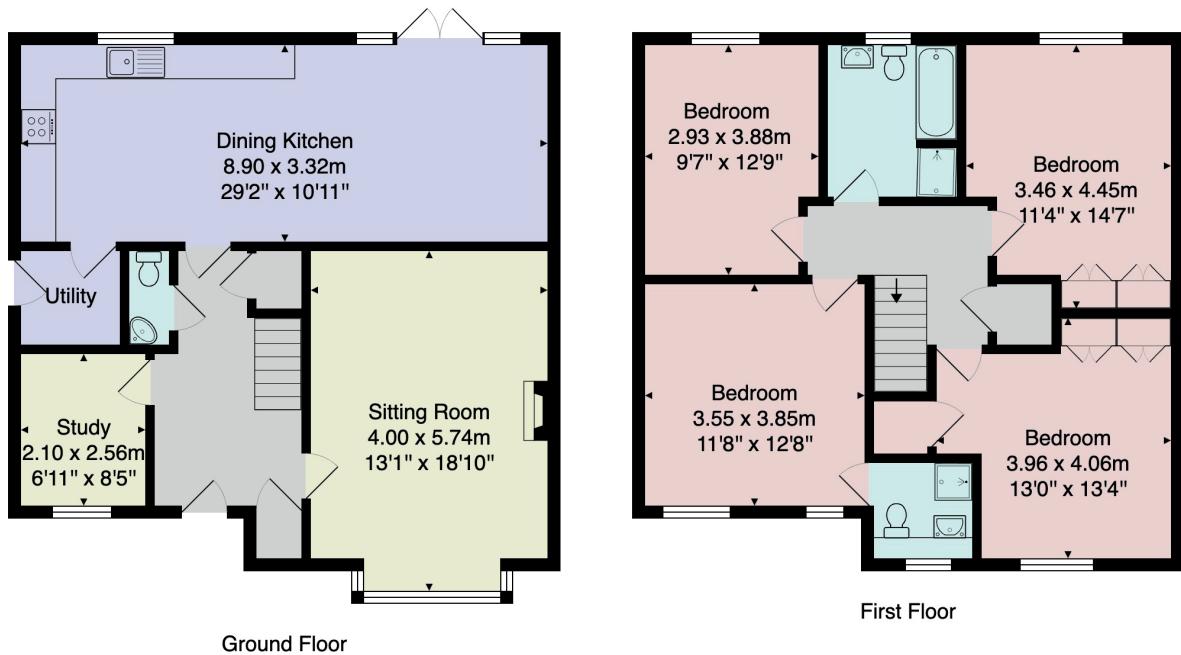
### EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower.

### BATHROOM

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

# FLOOR PLAN



Total Area: 148.5 m<sup>2</sup> ... 1599 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

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.

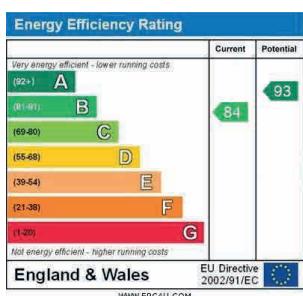
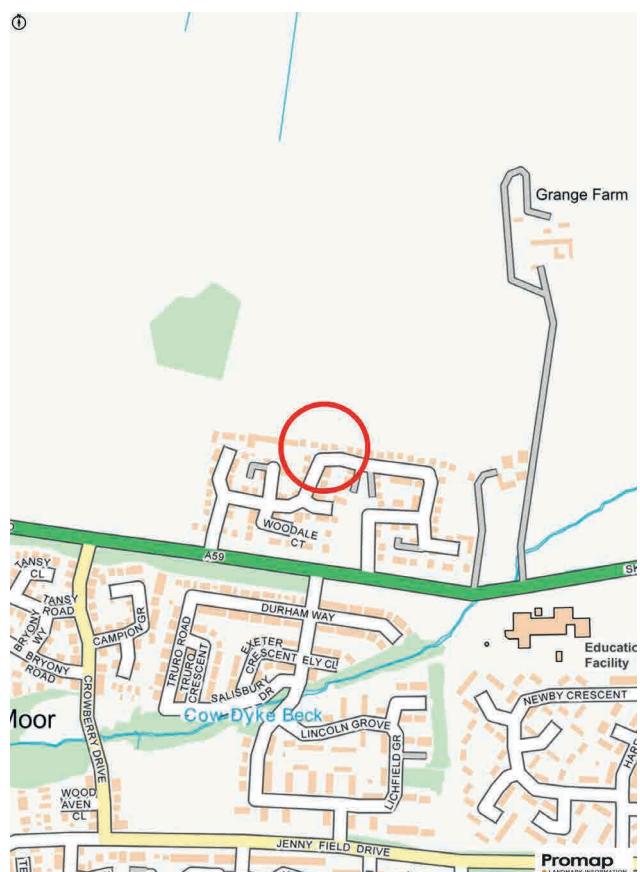
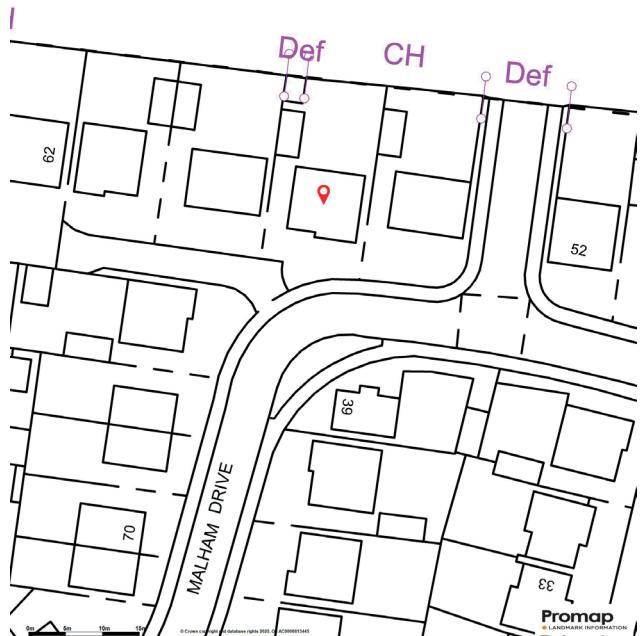
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



Harrogate

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