



5 Malham Drive, Harrogate, North Yorkshire, HG3 2YQ

£120,000

For 50% Share

5 Malham Drive, Harrogate, North Yorkshire, HG3 2YQ

A beautifully presented and recently constructed two-bedroom mid-terrace house, in immaculate condition throughout, with off-road parking, forming part of a popular new development just off Skipton Road, and well served by local shops and services.

The well-presented accommodation is appointed to a high standard throughout and features a good-sized dining kitchen with double French doors leading to a private garden, a sitting room, two good-sized bedrooms plus a modern house bathroom and downstairs WC. Full gas central heating, double glazing, HIVE heating system and NHBC Guarantee.

Popular residential location on the northwestern outskirts of Harrogate, well served by local shops and services and within easy walking distance of a well-regarded primary school.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front.

DINING KITCHEN

With dining area and windows and glazed doors overlooking the garden. The kitchen comprises a range of stylish modern wall and base units with gas hob, electric oven and space and plumbing for appliances.

CLOAKROOM

With WC and washbasin. Window to front.

FIRST FLOOR

BEDROOM 1

A large double bedroom with windows to rear.

BEDROOM 2

Further double bedroom with window to front.

BATHROOM

A modern white suite with WC, washbasin, and bath and shower above. Tiled walls and floor.

OUTSIDE

The property has the advantage of off-road parking at the front of the property and to the rear there is an attractive landscaped garden with lawn and large decked sitting area. Timber garden shed.

Council Tax Band - B

AGENT'S NOTE

Rent (payable on unsold 50%) £269.53

Buildings Insurance £4.24

Service charge £12.19

Total £285.96 pcm.

There is no ground rent.

This is a leasehold property. The current share is 50%. The Lease is for 125 years and commenced in 2019.

The terms of the Lease permit staircasing up to a maximum of 100% (at which point the Leaseholder would no longer pay rent to LFHA, but would still be liable for the other monthly charges.)

Under the terms of the Lease Sub-letting is not permitted, until a leaseholder has staircased up to 100%.





Total Area: 69.1 m² ... 744 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
84	87	85	97
<small>Very energy efficient - lower running costs</small> <small>(91-94) A</small> <small>(89-90) B</small> <small>(85-88) C</small> <small>(81-84) D</small> <small>(77-80) E</small> <small>(73-76) F</small> <small>(69-72) G</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(91-94) A</small> <small>(89-90) B</small> <small>(85-88) C</small> <small>(81-84) D</small> <small>(77-80) E</small> <small>(73-76) F</small> <small>(69-72) G</small>	
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	