



46 Malham Drive, Harrogate, North Yorkshire, HG3 2YR

£530,000

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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 overlooking the surrounding countryside.

The property is appointed to a very high standard and is sold with seven 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 size bedrooms including a master bedroom with ensuite 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 North western outskirts of Harrogate, well served by local shops and services and within easy walking distance of well-regarded primary schools.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with under stairs cupboard and windows to front.

SITTING ROOM

A spacious reception room with windows and glazed doors overlooking the rear garden. Fireplace with electric fire.

SNUG / STUDY

A useful additional ground floor reception room or workspace.

DINING KITCHEN

With a spacious dining area and windows to front and rear. The kitchen comprises a range of modern fitted units with worktop, island and breakfast bar. Integrated appliances including a gas hob, oven, fridge/freezer and dishwasher.

UTILITY ROOM

With fitted wall and base units, worktops and sink. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

ENSUITE

A modern white suite with WC, basin and shower. Tiled walls and floor and window to front.

BEDROOM 2

A double bedroom with window to front.

BEDROOM 3

A double bedroom with window to rear overlooking the garden.

BEDROOM 4

A further bedroom with window to rear overlooking the garden.

BATHROOM

A modern white suite with WC, basin, shower and bath. Tiled walls and floor and window to rear.

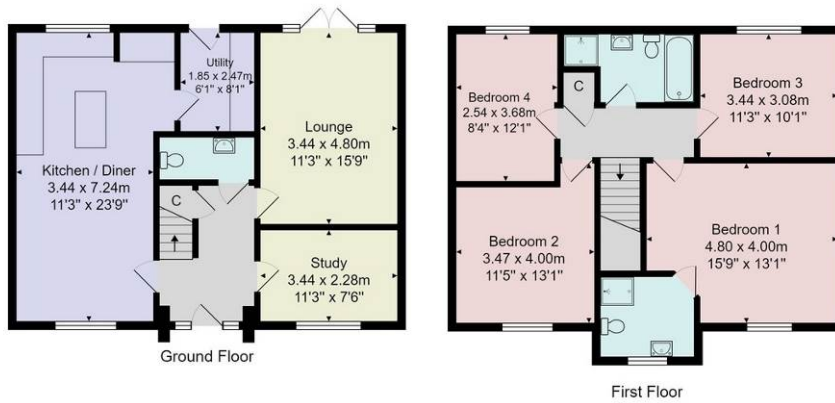
OUTSIDE

The rear there is an attractive lawned garden with an open aspect to the rear with raised decked and paved sitting areas. A drive provides parking and leads to a single garage with light and power.

Tenure - Freehold

Council Tax Band - F





Total Area: 140.8 m² ... 1515 ft²

All measurements are approximate and for display purposes only.

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