



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

£475,000

Guide Price

## 60 Malham Drive, Harrogate, North Yorkshire, HG3 2YR

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A beautifully presented four-bedroom detached property forming part of his popular new development, built by Bellway Homes in 2018.

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This excellent property provides generous and very well-presented accommodation, situated on the edge of the popular modern development. On the ground floor there is a large living room, together with an open-plan dining kitchen with glazed doors overlooking the garden. There is also a ground-floor study, utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, a modern house, bathroom and en-suite shower room.

There is a block-paved drive which provides ample off-road parking and leads to a single garage. To the rear of the property there is an attractive garden with lawn, patio and decked sitting area. The property is situated in this popular north Harrogate location, well served by local amenities, close to beautiful open countryside and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **RECEPTION HALL**

#### **LIVING ROOM**

A spacious reception room.

#### **DINING KITCHEN**

A large open-plan kitchen and living / dining area with glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with integrated appliances.

#### **UTILITY ROOM**

With fitted units and space for appliances.

#### **STUDY**

Providing a useful workspace with window to front.

#### **CLOAKROOM**

A useful cloakroom with WC and washbasin.

## **FIRST FLOOR**

### **BEDROOMS**

There are four good-sized bedrooms on the first floor.

#### **BATHROOM**

A white modern suite comprising WC, washbasin and bath with shower above.

#### **EN-SUITE SHOWER ROOM**

A white modern suite comprising WC, washbasin and shower.

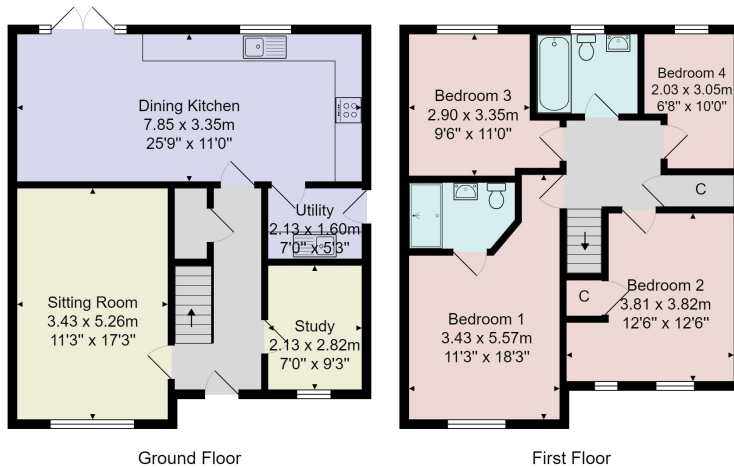
#### **OUTSIDE**

A drive provides off-road parking and leads to a single garage. To the rear of the property there is an attractive garden with lawn, patio and decked sitting area.

**Tenure** - Freehold

**Council Tax Band** - E





Ground Floor

First Floor

Total Area: 127.3 m<sup>2</sup> ... 1370 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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