



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

£385,000

Offers Over

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

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

This excellent property provides generous and very well-presented accommodation, situated on this 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 utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, a modern house, bathroom and en-suite shower room.

There is a double-width drive which provides ample off-road parking and leads to a single garage. To the rear of the property there is an attractive south-facing garden with lawn and patio. 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

LIVING ROOM

A spacious reception room with window to front and large under-stairs cupboard.

DINING KITCHEN

With a large dining area with windows and glazed doors overlooking the garden. The kitchen comprises a range of stylish wall and base units with gas hob, oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted cupboards and space and plumbing for washing machine and tumble dryer. External door to side.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms, including the main bedroom with en-suite shower room.

BATHROOM

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

EN-SUITE SHOWER ROOM

A modern white suite, comprising WC, washbasin and shower.

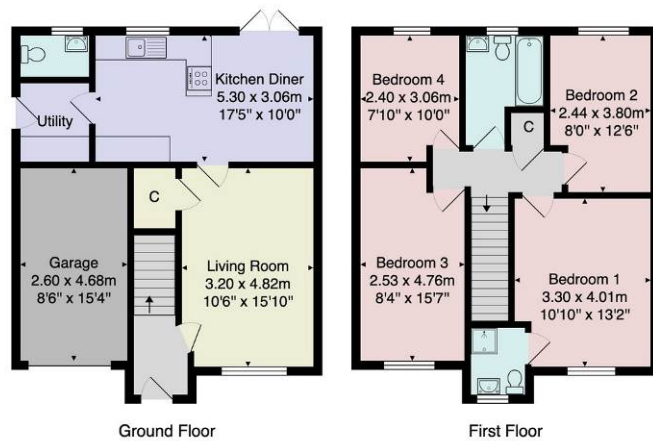
OUTSIDE

A double-width drive to the front provides parking and leads to a single garage. To the rear of the property there is a south-facing garden with lawn and patio.

Tenure - Freehold

Council Tax Band - E





Total Area: 115.1 m² ... 1239 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.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			