



VERITY
FREARSON

94 MALHAM DRIVE, HARROGATE, HG3 2YR

OFFERS OVER £545,000

94 MALHAM DRIVE,

Harrogate, HG3 2YR

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.

The property is appointed to a very high standard and is sold with 4 years remaining of the NHBC guarantee. The accommodation comprises a large hallway which leads to the living kitchen, sitting room and ground floor study/snug. There is also a cloakroom and utility room. Upstairs there are four good size double bedrooms including a master bedroom with ensuite shower room and a modern house bathroom.

A drive provides ample parking and leads to the single garage and to the rear of the property there is a larger than average garden with sitting areas which enjoy the sun at all times of the day.



Sitting Room · Study · Cloakroom · Living Kitchen · Utility Room

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Garage · Garden







ACCOMMODATION

GROUND FLOOR SITTING ROOM

A spacious reception room with bay window.

STUDY

Providing a useful workspace or additional sitting area with window to front.

CLOAKROOM

With WC and basin.

LIVING KITCHEN

With spacious sitting and dining areas and glazed doors leading to the garden. The kitchen comprises a range of modern, stylish fitted units with electric hob, integrated oven, fridge/freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop and space for appliances.

FIRST FLOOR BEDROOMS

There are four good size bedrooms on the first floor, including the main bedroom with ensuite.

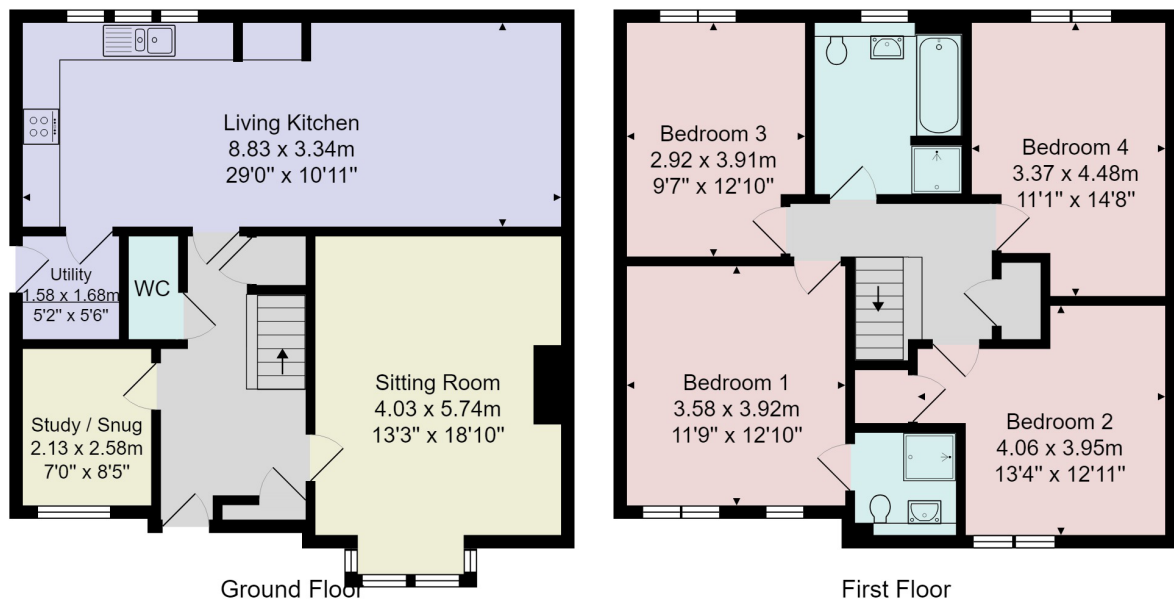
ENSUITE SHOWER ROOM

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

BATHROOM

A modern white suite, comprising basin, bath and shower.

FLOOR PLAN



Total Area: 145.8 m² ... 1570 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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Outside

A drive provides ample parking and leads to a garage. At the rear of the property there is a larger than average and attractive garden with lawn, planted borders and paved sitting area.

Position

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.

Agents Note

The property is freehold. A payment of £140 pa is payable as a contribution towards the maintenance of the estate.

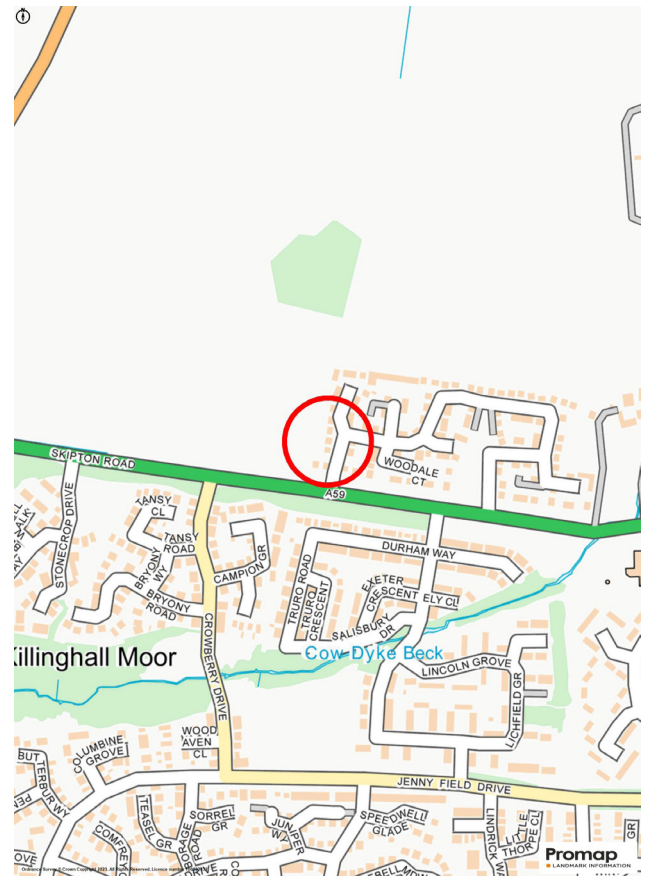
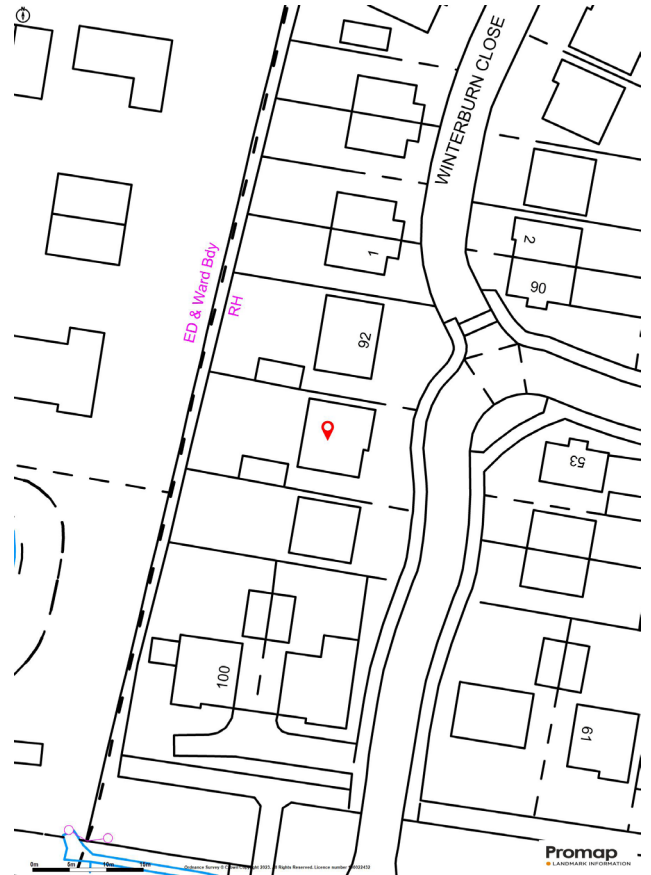
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	85 B 93
(81-91) B	
(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	
WWW.EPC4U.COM	

Harrogate

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