



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

£300,000

Guide Price

## 27 Malham Drive, Harrogate, North Yorkshire, HG3 2YQ

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A beautifully presented and modern three-bedroom semi-detached house, in immaculate condition throughout, forming part of a popular new development just off Skipton Road, well served by local shops and services and close to open countryside.

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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, three good-sized bedrooms and a modern house bathroom. Full gas central heating, double glazing and an NHBC guarantee.

This super home occupies a particularly attractive position overlooking the adjoining green space within this 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 ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with contemporary remote controlled gas fire.

### **DINING KITCHEN**

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

### **CLOAKROOM**

With WC and washbasin.



## **FIRST FLOOR BEDROOMS**

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

### **BATHROOM**

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

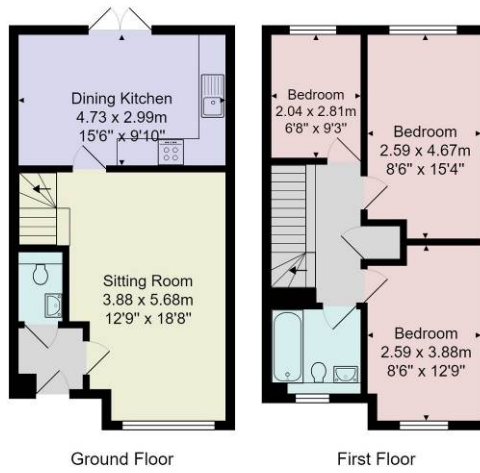
### **OUTSIDE**

A driveway provides parking for two vehicles, with electric vehicle charging point. To the rear there is a good-sized garden with lawn, patio and garden shed.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 81.1 m<sup>2</sup> ... 873 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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