



VERITY
FREARSON

36 MALHAM DRIVE, HARROGATE, HG3 2YR

OFFERS OVER £500,000

36 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 overlooking the surrounding countryside.

The property is appointed to a very high standard and is sold with four 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-sized bedrooms, including a master bedroom with en-suite 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 northwestern outskirts of Harrogate, well served by local shops and services and within easy walking distance of well-regarded primary schools.



Sitting Room · Study · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Electric Vehicle Charging Point · Single Garage · Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room.

STUDY

Providing a useful workspace with window to front.

DINING KITCHEN

An impressive open plan kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of stylish units with Silestone worktop and island and breakfast bar. Integrated appliances with gas hob, double oven, fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop under sink. Space for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

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

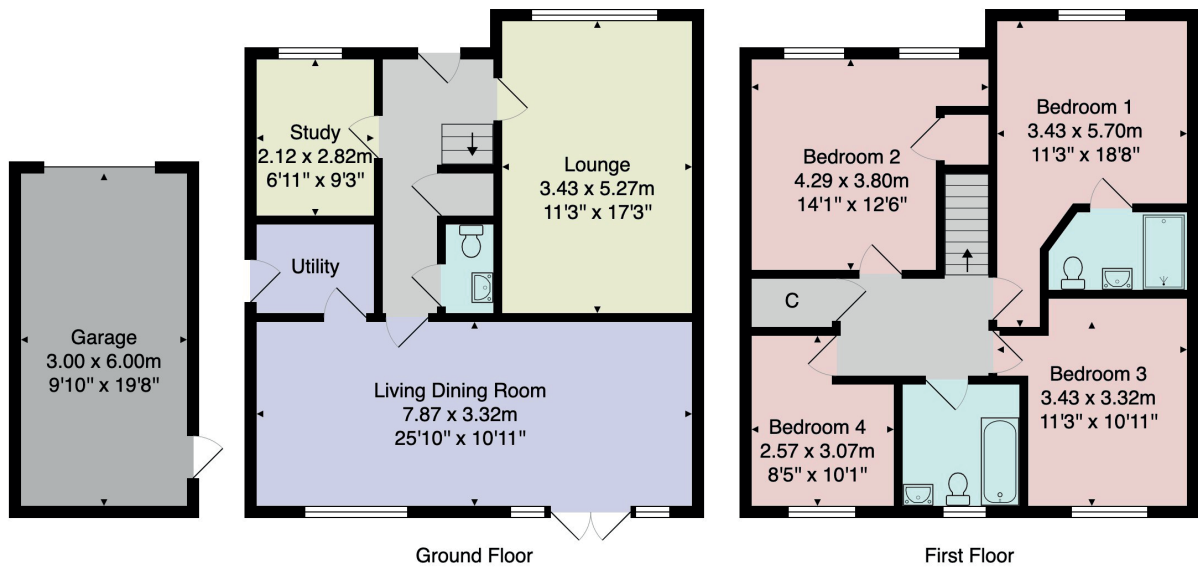
EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin, and shower with remote-controlled monsoon shower head. Heated towel rail.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above with monsoon shower head. Heated towel rail.

FLOOR PLAN



Total Area: 149.6 m² ... 1610 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 parking and leads to a single garage with EV charging point in the garage. The property has a large and attractive rear garden with lawn, decked sitting areas and patio, all enjoying a delightful outlook to the rear over the adjoining fields. Outside hot-water tap.

Agents Note

The property is freehold.
 Estate charge is approximately £170 per annum.
 4 years remaining of NHBC guarantee
 All double glazed.
 Modern gas central heating system with radiators.

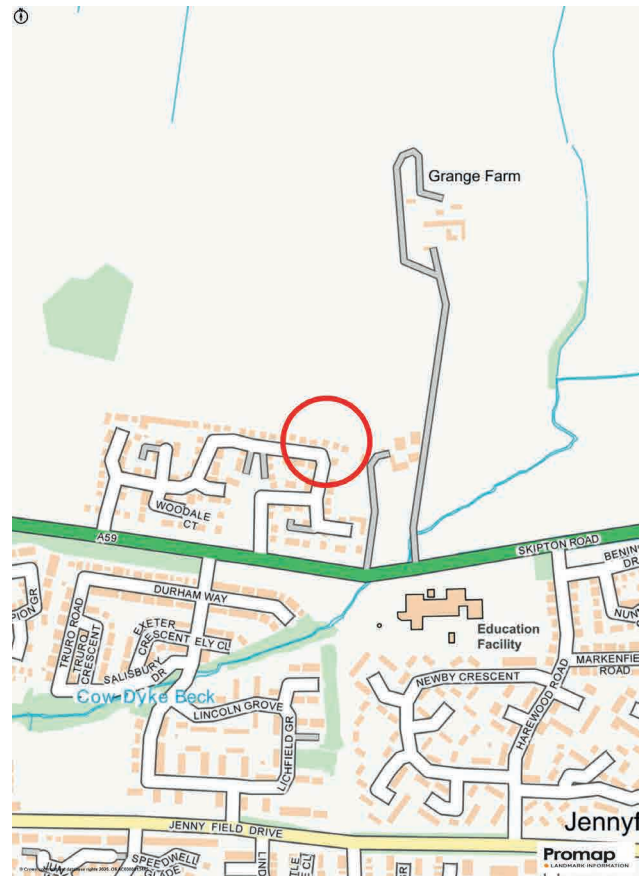
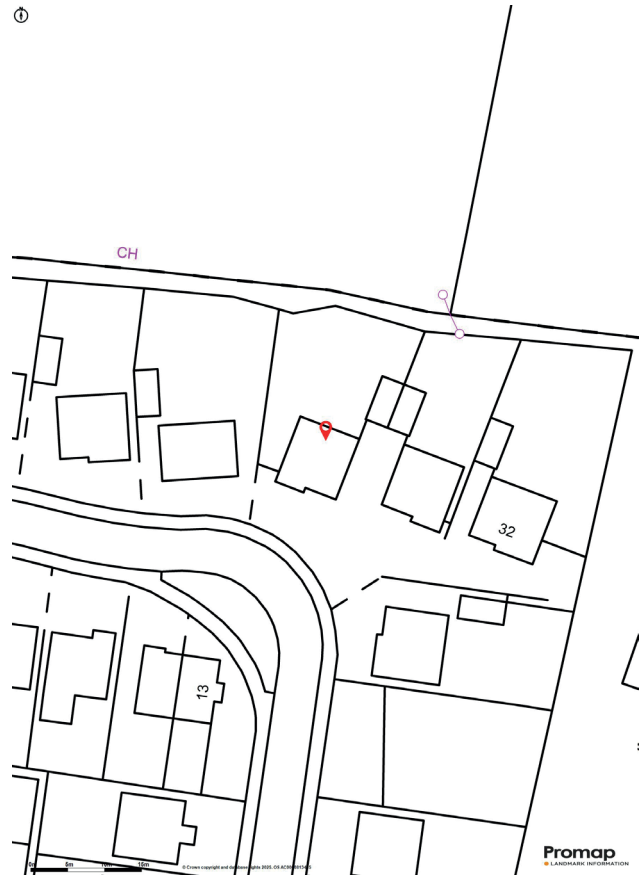
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		93
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Harrogate

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