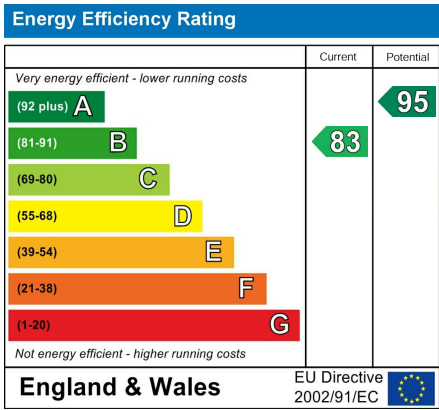


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road (A61) and at the roundabout take the first exit onto Skipton Road (A59). Continue passed Aldi and then through the Pelican crossing and take the second right hand turning into Malham Drive where the property is found on your right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band C Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£325,000

57 Malham Drive, Harrogate, HG3 2YQ

3 Bedroom House - Semi-Detached

A very well presented three bedroomed semi detached house offering well proportioned living accommodation throughout and benefitting from a good location on the outskirts of Harrogate.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating and double glazing throughout the living accommodation comprises; entrance hall, downstairs w/c, spacious lounge, dining kitchen with modern fitted units, integrated fridge and freezer, AEG hob and single oven, plumbing for a washing machine and double doors that lead out into the back garden which creates a fantastic entertaining space.

On the first floor the landing leads to the Master bedroom which has fitted wardrobes, second double bedroom with fitted wardrobes, a good sized third bedroom and modern house bathroom with shower over the bath, w/c and hand basin.

Outside to the front of the property is a well landscaped garden and a driveway offering off street parking. There is a secure side gate which leads to the rear garden which has also been landscaped and cleverly layered with a non slip decking area which is access from the house via the double doors in the kitchen, Astro turf lawn and well stocked flower beds. There is also an outbuilding which has power and lighting which creates the perfect space for a home office or studio.

Benefitting from a great location on the outskirts of Harrogate with a wide range of amenities close by, the Curious Cow pub and a regular bus service into the town centre. You are also within easy access out to the Yorkshire Dales and the surrounding North side villages.

