

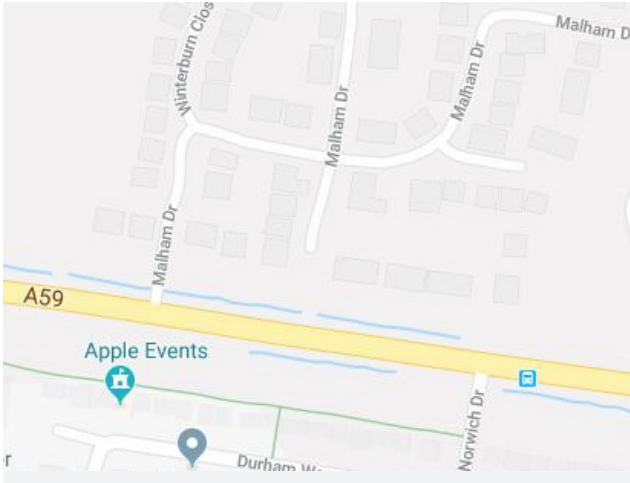
Total Area: 116.6 m² ... 1255 ft²  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		93
B	(81-91)		
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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 569007  
**Email** lettings@myringsestateagents.com

### Directions

Proceed out of Harrogate Via Ripon Road. Take the first exit at the little wonder roundabout onto Skipton Road. Continue Past Saltergate School then take the second right onto Malham Drive where our property can be found of the left hand side, identified by the To Let board.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myrings.property](http://myrings.property)

Please note that this property is to be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months. In order to apply for this property you will need to pay our application and reference fee of £130 + VAT (single applicant) or £190 + VAT (two applicants). This will be payable on the return of a fully filled out application form which we can send via email or one can be filled in at the Myrings office. References will be obtained using a credit reference agency and tenants are responsible for all legal and administrative fees, VAT and Government Stamp Duty in connection with the Tenancy Agreement. If a guarantor is required an additional fee of £65 + VAT is payable. If you are unable to move into a property for 4 - 6 weeks, a holding deposit of minimum £200 is payable to secure the property and to take it off the market. Please note that during your tenancy term other fees may be chargeable if you are not present at property inspections or your check out from the property. Please ask us for a full breakdown of our costs which may be applicable during the term of your proposed tenancy. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy. The Bond is the equivalent of one month's rent plus £100 payable in cleared funds at the commencement of the tenancy. The application fee and holding deposit are non-returnable unless the landlord withdraws the property due to their own unforeseen circumstances.

96 Malham Drive, Harrogate  
 Unfurnished - £1,700

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 ESTATE AGENT GUIDE  
 2018 : TOP 100  
 SALES & LETTINGS



A beautifully presented four bedroom detached home located in the new development to the North of Harrogate with stylish kitchen, large enclosed garden, ensuite to the master bedroom and integrated garage.

The property is fronted by a paved driveway leading to the garage and lawned garden. Internally, there is the entrance hall with access to the first floor,

living room, stylish kitchen with integrated appliances, dining area with double doors leading to the garden, utility room with washer/dryer and downstairs WC. To the first floor there is the master bedroom with ensuite shower room, house bathroom and three further bedrooms. Outside there is a single garage with electric car charging point and enclosed rear garden with planted borders, fenced boundaries and outside tap.



3 minutes walk



A1M - 10.8 miles



Harrogate - 2.3 miles



Leeds Bradford - 13.1 miles

**Location:**

The property occupies a convenient location to the North side of Harrogate. Within a ten minute walk is a local co-op store and a variety of shops and amenities. Harrogate's flourishing town centre with its shops, cafes, restaurants and theatre are only a few minutes drive into town. There are good transport links to Leeds and York by train and a bus and the A1M motorway is also close by.

TAX BAND - E  
DEPOSIT - £1800  
EPC - B