



39 Mallinson Oval, Harrogate, North Yorkshire, HG2 9HH

£480,000

Offers Over



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A superb three/four-bedroom house situated in a particularly attractive and convenient residential position just off Leadhall Lane, to the south side of Harrogate, within walking distance of excellent schools, Hornbeam Park railway station and Marks and Spencer Food Hall.

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The property offers generous and flexible living accommodation with the benefit of gas central heating, uPVC double glazing and attractive rear garden.





## **GROUND FLOOR**

### **RECEPTION HALL**

With uPVC front entrance door and under-stairs cupboard.

### **CLOAKROOM**

Low-flush WC and washbasin.

### **LOUNGE**

Bay window to front and living-flame gas fire. Opens to

### **DINING ROOM**

With double doors leading to the garden.

### **KITCHEN**

Having a range of matching wall and base units to two sides and work surfaces with inset 1½-bowl stainless-steel sink unit. Built-in appliances and window to rear.

### **INNER LOBBY**

With doors to front and rear.

### **BEDROOM 4 / OFFICE**

Window to front.

### **EN-SUITE SHOWER ROOM**

Walk-in shower, low-flush WC and washbasin. Heated towel rail.

### **FORMER GARAGE**

Currently split to create a utility room / storeroom and home office with window to rear.

## **FIRST FLOOR**

### **BEDROOM 1**

Window to front.

### **BEDROOM 2**

Window to rear.

### **BEDROOM 3**

Window to rear.

### **HOUSE BATHROOM**

White three-piece suite incorporating bath with shower above, low-flush WC and washbasin. Modern tiling and window to side.

### **OUTSIDE**

Driveway providing off-road parking. Attractive rear garden with paved patio, shaped lawn and planted borders.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 133.1 m<sup>2</sup> ... 1432 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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