



VERITY  
FREARSON

21 MALLINSON OVAL, HARROGATE, HG2 9HH

OFFERS OVER £585,000

## 21 MALLINSON OVAL,

*Harrogate, HG2 9HH*

**A four bedroomed detached property with an attractive garden, situated in this delightful position with superb views over the surrounding countryside within this popular South Harrogate location.**

This excellent property provides generous accommodation with two reception rooms together with a kitchen and downstairs WC and four double bedrooms and a bathroom on the first floor.

A drive provides ample off-road parking and leads to a large garage with an electric door and to the rear of the property there is an attractive lawned garden enjoying superb views over the surrounding countryside.

The property is situated in this popular South Harrogate location, well served by local amenities including shops and schools together with excellent transport links. Offered for sale with no onward chain.

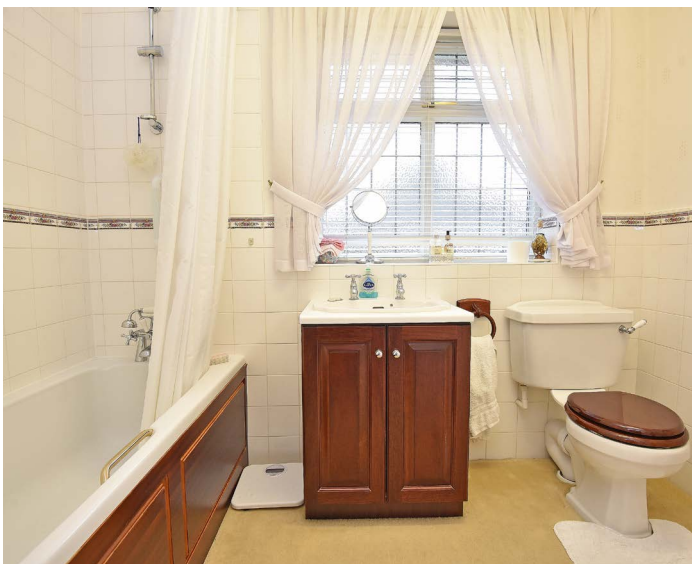


Sitting Room · Dining Room · Kitchen · Cloakroom

4 Double Bedrooms · Bathroom

Off-Road Parking · Large Garage · Attractive Garden







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A spacious reception room with windows to front and rear, enjoying a delightful outlook over the garden and countryside beyond.

#### DINING ROOM

A further good sized reception room.

### KITCHEN

With a range of wall and base units with electric hob and double oven and space for appliances. Large under stairs cupboard.

### CLOAKROOM

With WC and basin.

### FIRST FLOOR

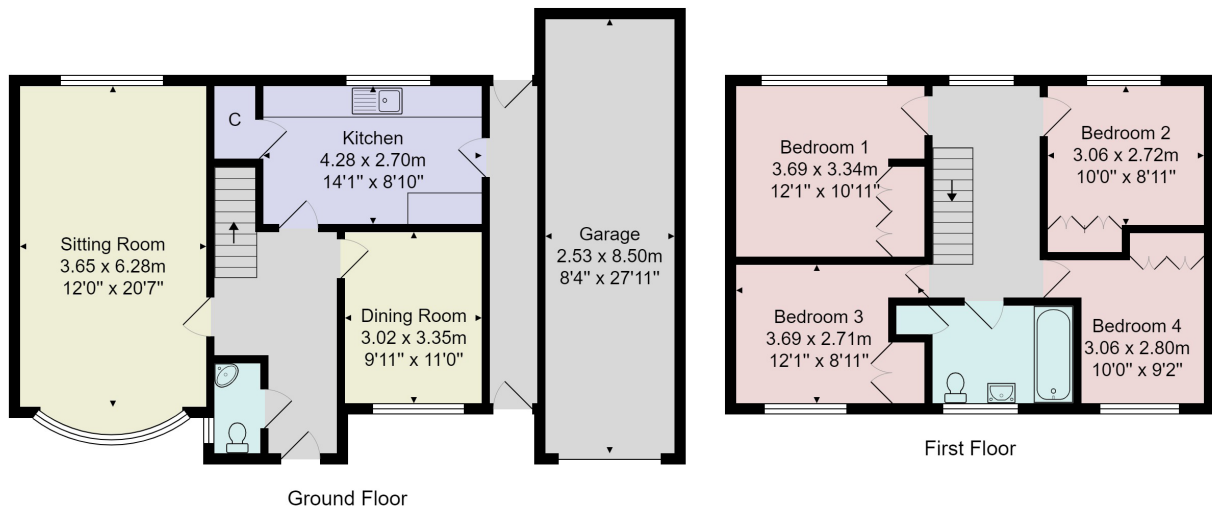
#### BEDROOMS

There are four good sized double bedrooms each having fitted wardrobes.

### BATHROOM

A white suite with WC, basin set with a vanity unit and bath with shower above. Heated towel rail. Airing cupboard.

# FLOOR PLAN



Total Area: 146.0 m<sup>2</sup> ... 1572 ft<sup>2</sup>

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 large garage with light, power and electric door. There is also a sink and plumbing for a washing machine.

To the rear of the property. There is a good sized and attractive lawned garden with planted borders and patio enjoying superb views over the surrounding countryside.

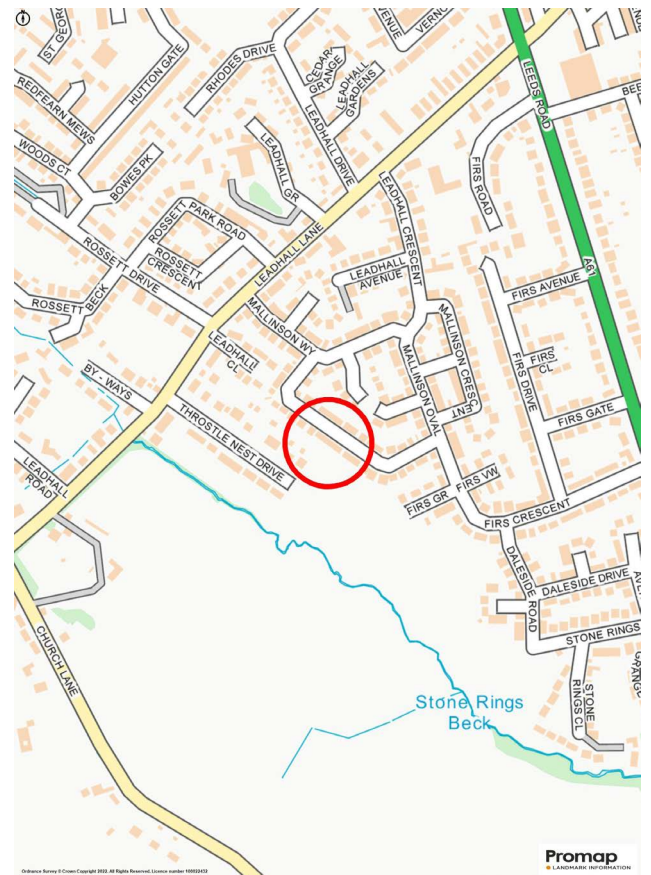
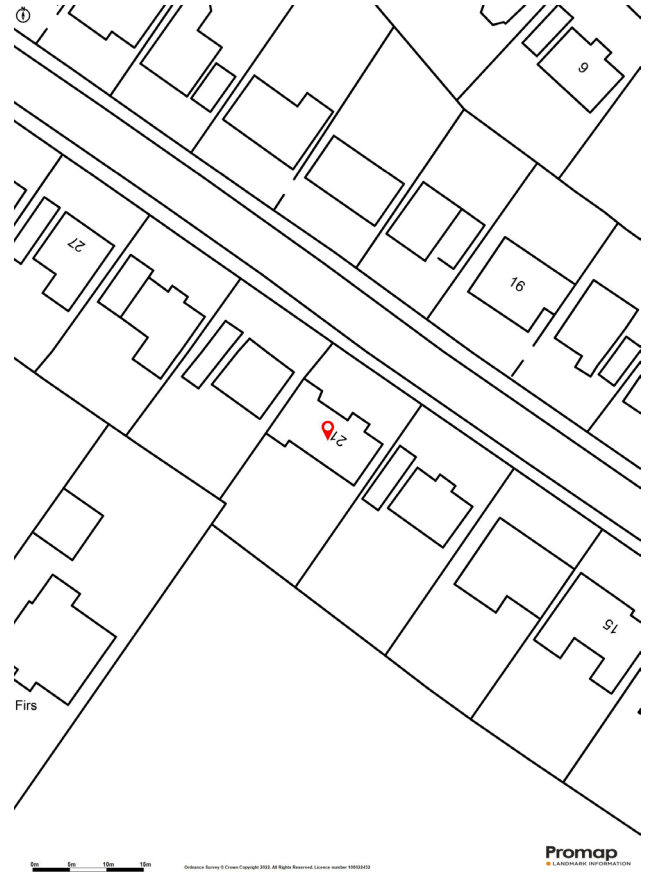
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Harrogate

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