



VERITY  
FREARSON

1 MALLINSON GROVE, HARROGATE, HG2 9HN

OFFERS OVER £550,000

# I MALLINSON GROVE,

*Harrogate, HG2 9HN*

**A very well-presented four-bedroom detached home with driveway, integral garage and a very good-sized and attractive rear garden, situated in this desirable location on a quiet street within this popular south Harrogate area.**

The impressive accommodation comprises a spacious reception hall, two reception rooms, a modern fitted kitchen, utility room and downstairs shower room in addition to four good-sized bedrooms and a modern bathroom. A particular feature of the property is the large and attractive rear garden, which has lawn, planted borders and patio, and a driveway provides parking and leads to an integral garage.

Mallinson Grove is a quiet cul-de-sac, situated within this popular south Harrogate location, well served by popular primary and secondary schools, close to the parade of shops along Leeds Road, which includes Marks & Spencer's Food Hall, and near to Hornbeam Park railway station. Offered for sale with no onward chain.



2 Reception Rooms · Kitchen · Utility Room · Shower Room

4 Bedrooms · Bathroom

Off-Road Parking · Double Garage · Large Lawned Garden







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A spacious reception hall with under stairs cupboard.

#### SHOWER ROOM

With WC, washbasin and shower.

#### SITTING ROOM

A spacious reception room with fireplace with gas fire.

#### DINING ROOM

A further reception room with glazed doors leading to the garden.

### KITCHEN

With a range of quality fitted units with granite worktops. Electric hob, integrated oven, integrated dishwasher and fridge / freezer.

### UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Door leads to the integral garage.

### FIRST FLOOR

#### BEDROOM 1

The large double bedroom with fitted wardrobes.

#### BEDROOM 2

A double bedroom with fitted wardrobes and window overlooking the rear garden.

#### BEDROOM 3

A bedroom with fitted wardrobes.

#### BEDROOM 4

A further bedroom, currently used as an office with fitted desk and office furniture.

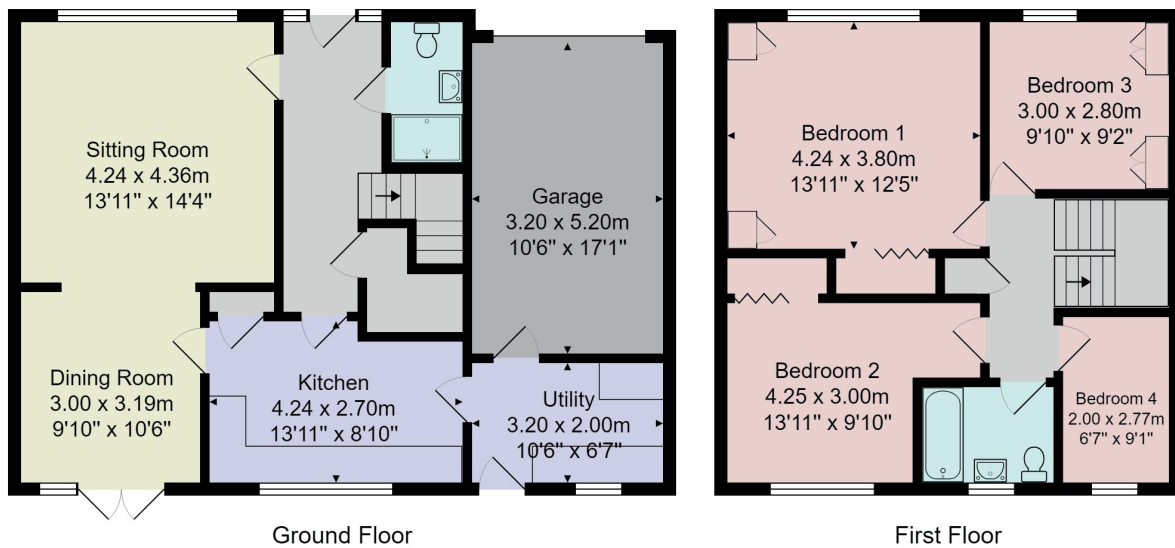
### BATHROOM

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

### LOFT

There is access, via a pull down ladder, to a large loft which is boarded and insulated and provides large storage space.

# FLOOR PLAN



Total Area: 138.8 m<sup>2</sup> ... 1494 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 an integral garage with light, power and electric door. To the rear of the property there is a large and attractive garden with lawn, mature, planted borders and patio. Greenhouse and shed.

### Agents Note

The kitchen including the oven, stove, dish washer, fridge freezer were all installed in 2020.

The bathroom was refitted in 2021.

The whole interior was decorated 2021.

The flat garage roof was recovered in 2023.

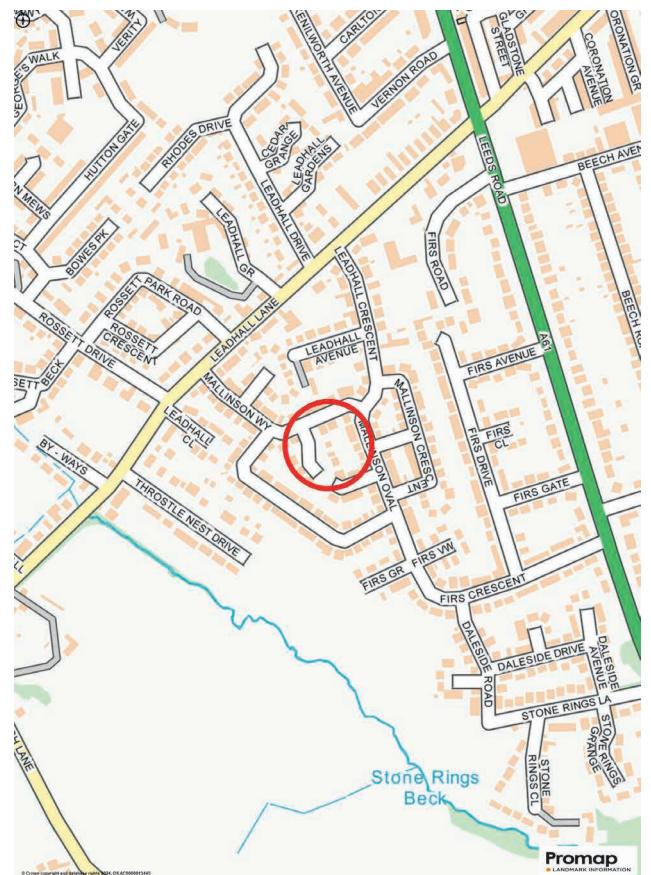
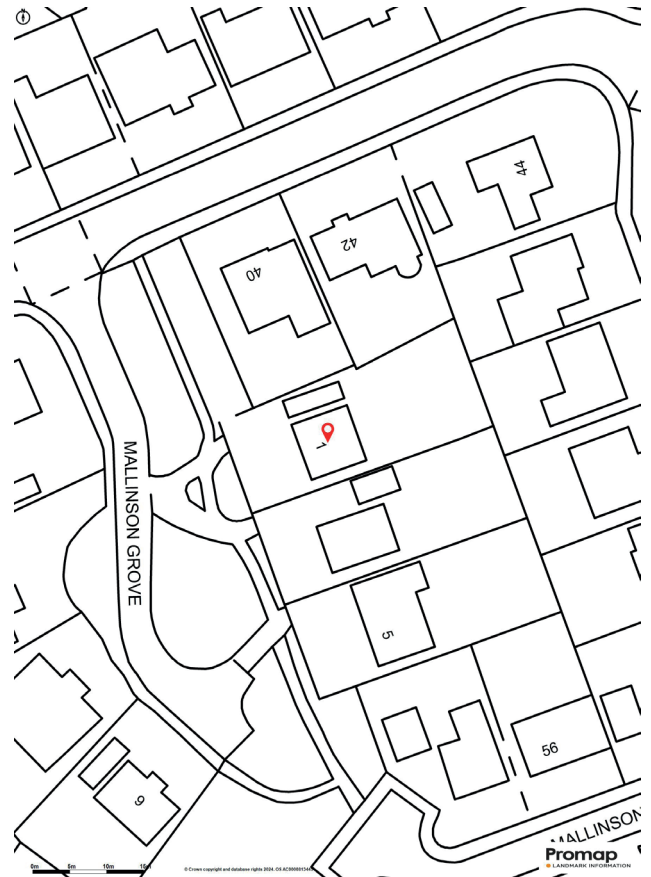
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	Not energy efficient - higher running costs
71	82

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