



VERITY
FREARSON

6 MALLINSON GROVE, HARROGATE, HG2 9HN

OFFERS OVER £550,000

6 MALLINSON GROVE,

Harrogate, HG2 9HN

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

The impressive accommodation comprises a spacious reception hall, sitting room and open-plan dining kitchen and downstairs cloakroom, in addition to four good-sized bedrooms and a modern bathroom. A particular feature of the property is attractive south-facing rear lawned garden, with planted borders and patio. 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 include Marks & Spencer Food Hall, and near to Hornbeam Park railway station.



Sitting Room · Living Kitchen · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Garage · Well-Stocked Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR **ENTRANCE HALL**

SITTING ROOM

A spacious reception room with feature fireplace and living-flame gas fire and glazed patio doors leading to the garden.

LIVING KITCHEN

A stunning open-plan kitchen and living space with room for sitting or dining area. The kitchen comprises a range of stylish modern units with worktop and breakfast bar. Gas hob, integrated double oven and integrated appliances.

CLOAKROOM

With WC and washbasin.

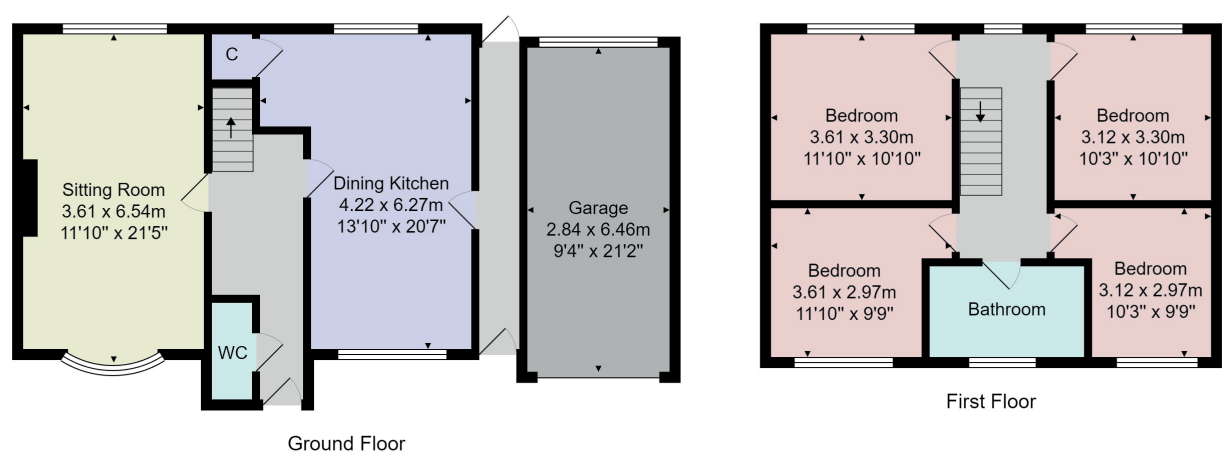
FIRST FLOOR **BEDROOMS**

There are four good-sized double bedrooms on the first floor.

BATHROOM

white modern suite comprising WC, washbasin and bath.

FLOOR PLAN



Total Area: 139.9 m² ... 1506 ft²
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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A driveway provides parking and leads to a good-sized garage. To the rear of the property. There is a lawned garden with well-stocked, planted borders and paved sitting area.

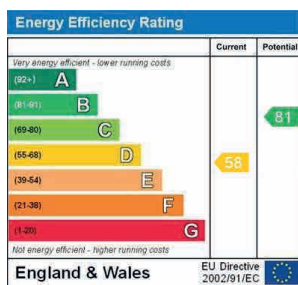
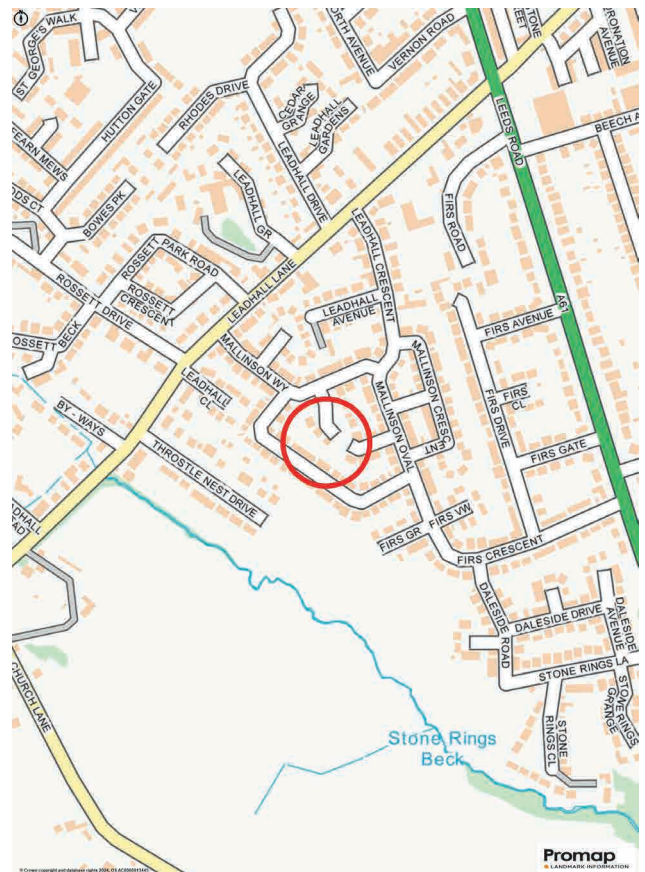
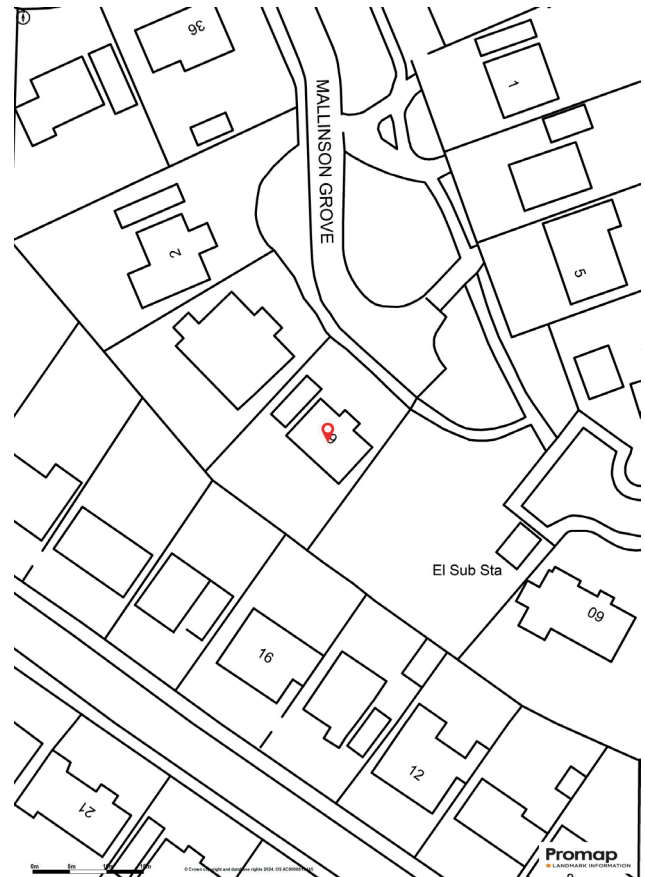
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk