



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.

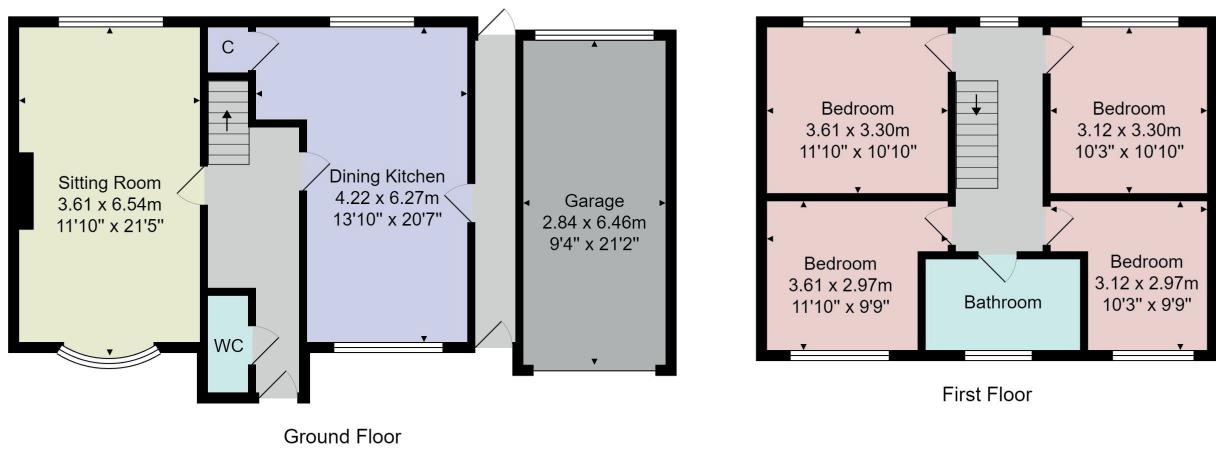
FIRST FLOOR BEDROOMS

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

BATHROOM

white modern suite comprising WC, washbasin and bath.

FLOOR PLAN



Ground Floor

First Floor

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.

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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.

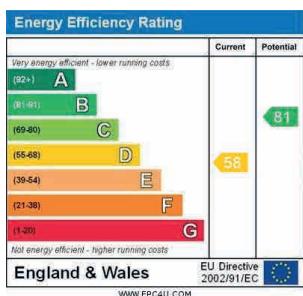
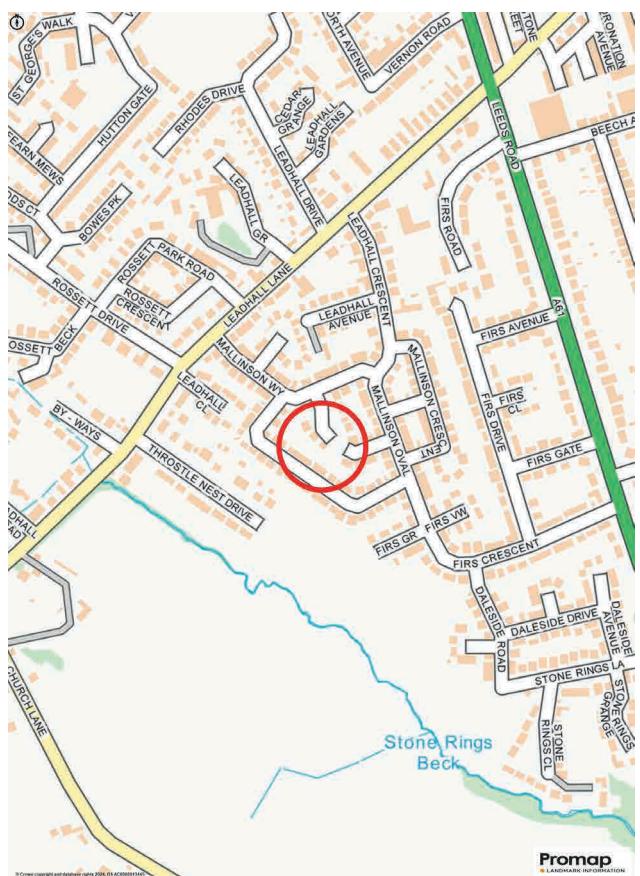
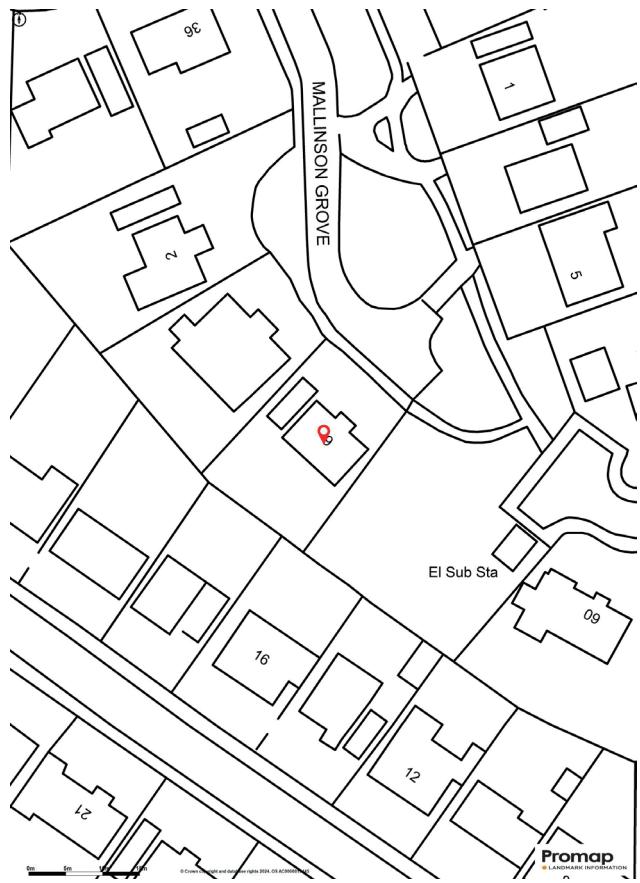
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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