



VERITY
FREARSON

3 MALLINSON CRESCENT, HARROGATE, HG2 9HP

OFFERS OVER £635,000

3 MALLINSON CRESCENT,

Harrogate, HG2 9HP

A stunning 4 bedroom detached family house, situated in a very attractive and established residential position just off Leadhall Lane, to the south side of Harrogate close to open countryside, yet well placed within walking distance of M and S foodhall, Leeds road shopping parade, excellent local schooling, Hornbeam railway station and for daily commuting to Yorkshire business districts.

The well presented property has undergone a programme of extensive refurbishment by the current owners to reveal flexible, immaculately presented living accommodation extending to approx 1500 sq ft. A internal viewing is essential to appreciate the style and quality of the accommodation.



Sitting Room/Dining Room/Family Room · Kitchen · WC · Utility

4 Bedrooms · 2 Bathrooms

Off-Road Parking · Garage · South West Facing Garden





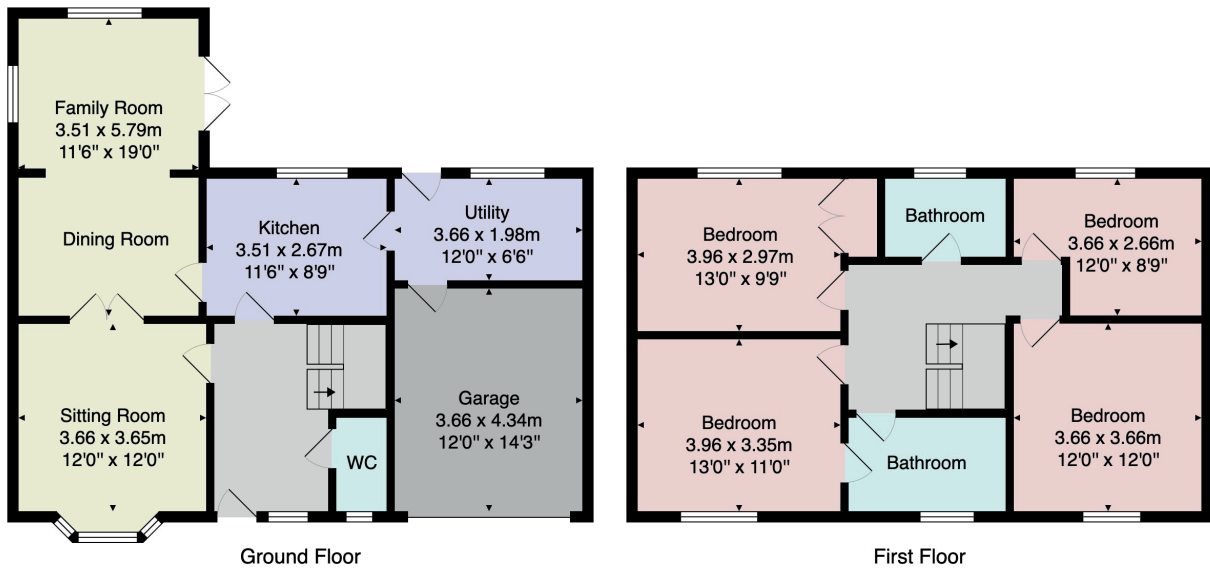


ACCOMMODATION

In brief the property comprises; entrance hallway with downstairs cloaks W/C, understairs storage cupboard, sitting room double doors leading to an open plan dining/family room with French doors leading to the garden, modern kitchen with integrated appliances, spacious utility room providing access to integral garage.

To the first floor there are four family bedrooms of generous proportions with the main bedroom featuring a Jack & Jill ensuite bathroom with access from both the bedroom and landing. There is also a further house bathroom which is well placed to serve the remaining three double bedrooms.

FLOOR PLAN



Total Area: 136.9 m² ... 1474 ft² (excluding garage)

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

Externally, the property boasts a private driveway providing off road parking provisions for two cars, garaging with internal EV charger installed and a generous landscaped rear garden providing a mix of lawned and patio entertaining areas. Side area with timber garden shed.

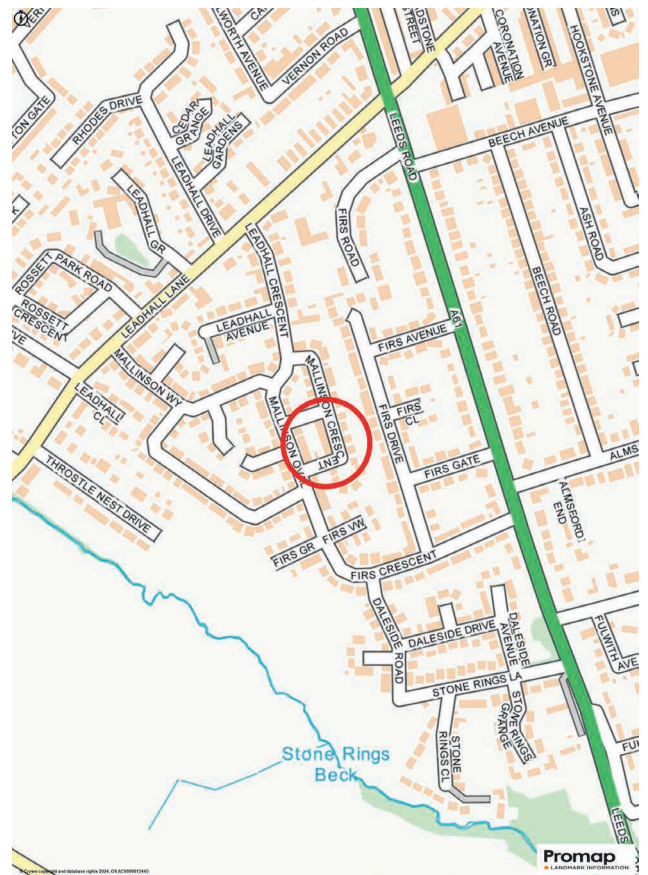
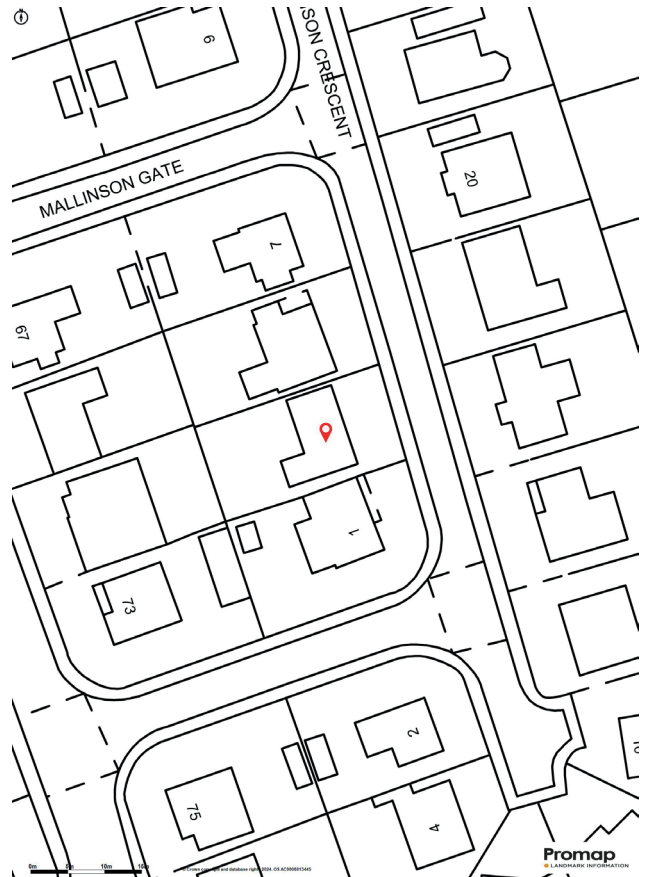
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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