



**36 MALLINSON OVAL
HARROGATE**

£635,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

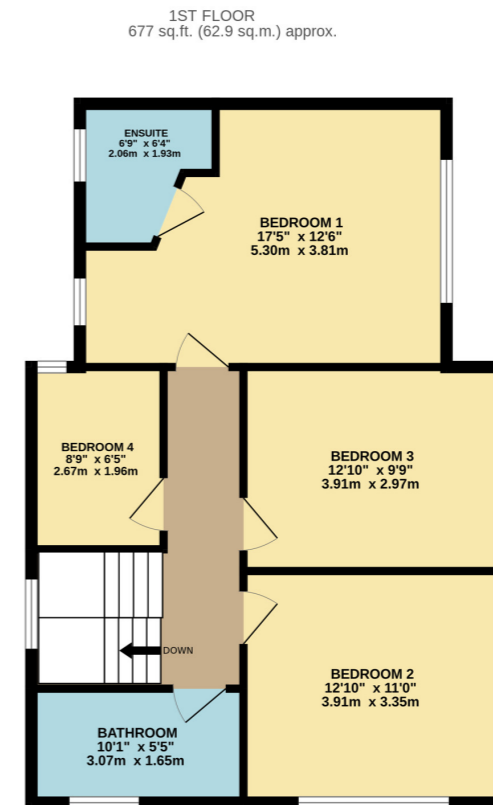
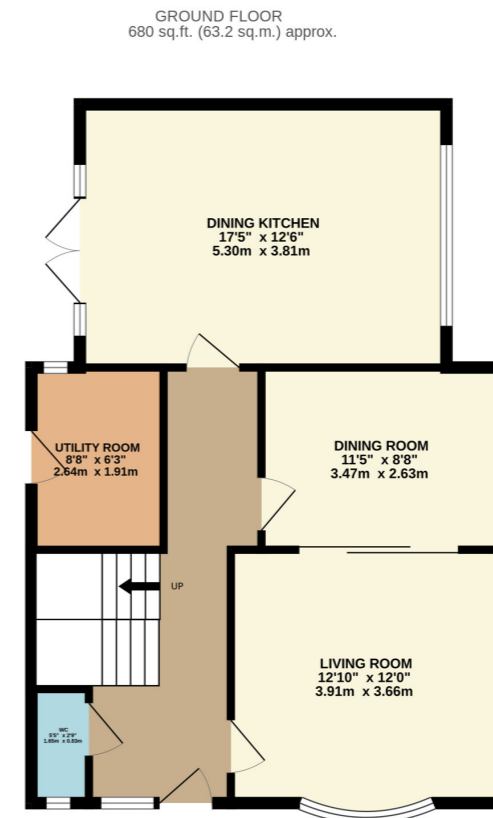
These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An immaculately presented and extended, brick built, detached family home in this extremely popular residential location to the favoured south side of Harrogate, close to excellent local shopping parade, rail link and local schools, with Harrogate town centre only a short distance away.

The property is situated in a cul-de-sac and enjoys a good sized corner plot. It truly requires an internal inspection to appreciate the well planned accommodation which has the benefit of double glazing, central heating and being beautifully decorated throughout.

The accommodation comprises: Entrance vestibule, ground floor cloakroom, entrance hall with staircase, living room with dual aspect, opening to the dining room, utility room and large, beautifully appointed dining kitchen with doors leading to the rear garden and integrated kitchen with large island unit. To the first floor the principal bedroom has a en-suite shower room, there are three further bedrooms and a house bathroom.

- 4 BEDROOMS**
- 2 RECEPTION ROOMS**
- 2 BATHROOMS**
- COUNCIL TAX: E**
- ENERGY RATING: C**
- TENURE: FREEHOLD**



TOTAL FLOOR AREA : 1358 sq.ft. (126.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

The property is approached by a flagged pathway to the front door, with lawned gardens to the side and front, gravelled off-street parking and side driveway, leading to:

DETACHED GARAGE **18'6" x 8'4"**
with electric up and over door and personal door.

To the rear of the property there are enclosed gardens set behind tall fencing with flagged patio, lawn and a **Summer House 6'6" x 6'6"**.

DIRECTIONS - HG2 9HJ

From Harrogate take the Leeds Road (A61). At the traffic lights turn right into Leadhall Lane and then left into Leadhall Crescent which, in turn, becomes Mallinson Oval.



APPROXIMATE DISTANCES

Town Centre	2,200 metres
Railway Station	1,100 metres
Bus Route	150 metres
Airport	10.7 miles



INSIDE

GROUND FLOOR

Entrance Hall	
Cloakroom with wc	5'5" x 2'9"
Living Room	12'10" x 12'
Dining Room	11'5" x 8'8"
Dining Kitchen	17'5" x 12'6"
Utility Room	8'8" x 6'3"





FIRST FLOOR

- Landing
- Bedroom One 17'5" x 12'6"
- En-suite Shower Room 6'9" x 6'4"
- Bedroom Two 12'10" x 11'
- Bedroom Three 12'10" x 9'10"
- Bedroom Four 8'9" x 6'5"
- Bathroom 10'1" x 5'5"

