



# 1 Mallinson Grove, Harrogate

Harrogate

Guide Price £715,000



# MYRINGS





# 1 Mallinson Grove

Harrogate, Harrogate

Set in a tranquil leafy position just a short walk from Leeds Road, this four-bedroom detached home offers generous living space, high-quality finishes, and excellent access to Harrogate's amenities and transport links.

Council Tax band: E

Tenure: Freehold

- HIGH-QUALITY FOUR-BEDROOM DETACHED HOME IN A TRANQUIL, LEAFY SETTING
- SPACIOUS BAY-FRONTED RECEPTION ROOM
- OPEN-PLAN KITCHEN AND DINING AREA
- LARGE UTILITY ROOM PROVIDING ADDITIONAL STORAGE AND GARAGE ACCESS
- GROUND-FLOOR SHOWER ROOM AND FIRST-FLOOR FAMILY BATHROOM
- THREE DOUBLE BEDROOMS (TWO WITH FITTED WARDROBES) AND A SINGLE BEDROOM/HOME OFFICE
- PRIVATE DRIVEWAY, FRONT LAWN, AND INTEGRAL GARAGE WITH INTERNAL ACCESS
- LARGE, PRIVATE REAR GARDEN WITH MATURE PLANTING, PATIOS, AND SUMMER HOUSE
- SHORT WALK TO LEEDS ROAD AMENITIES AND TRANSPORT LINKS



MYRINGS





# Mallinson Grove, Harrogate, HG2

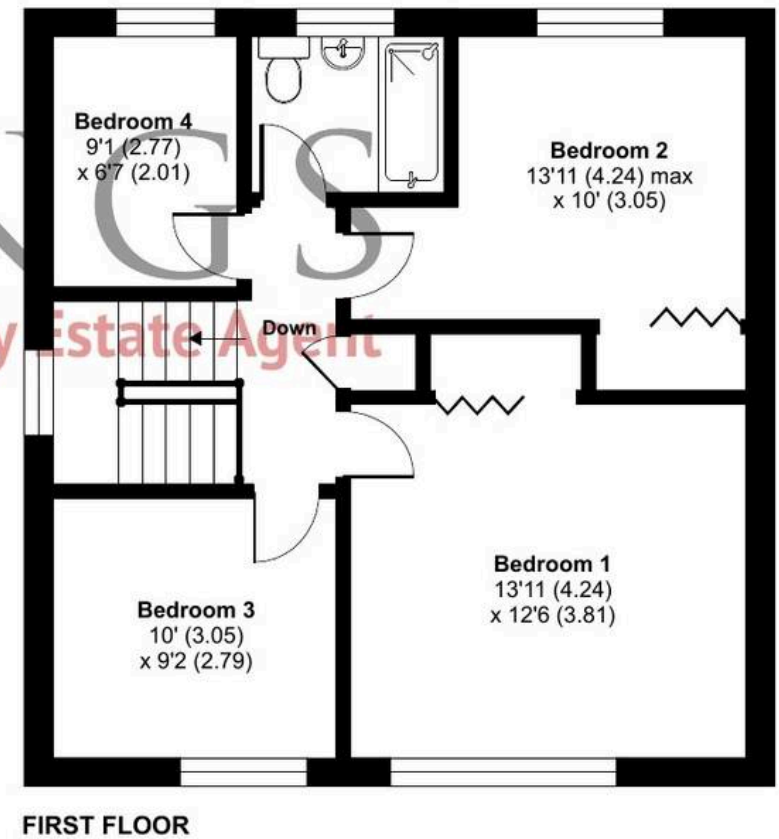
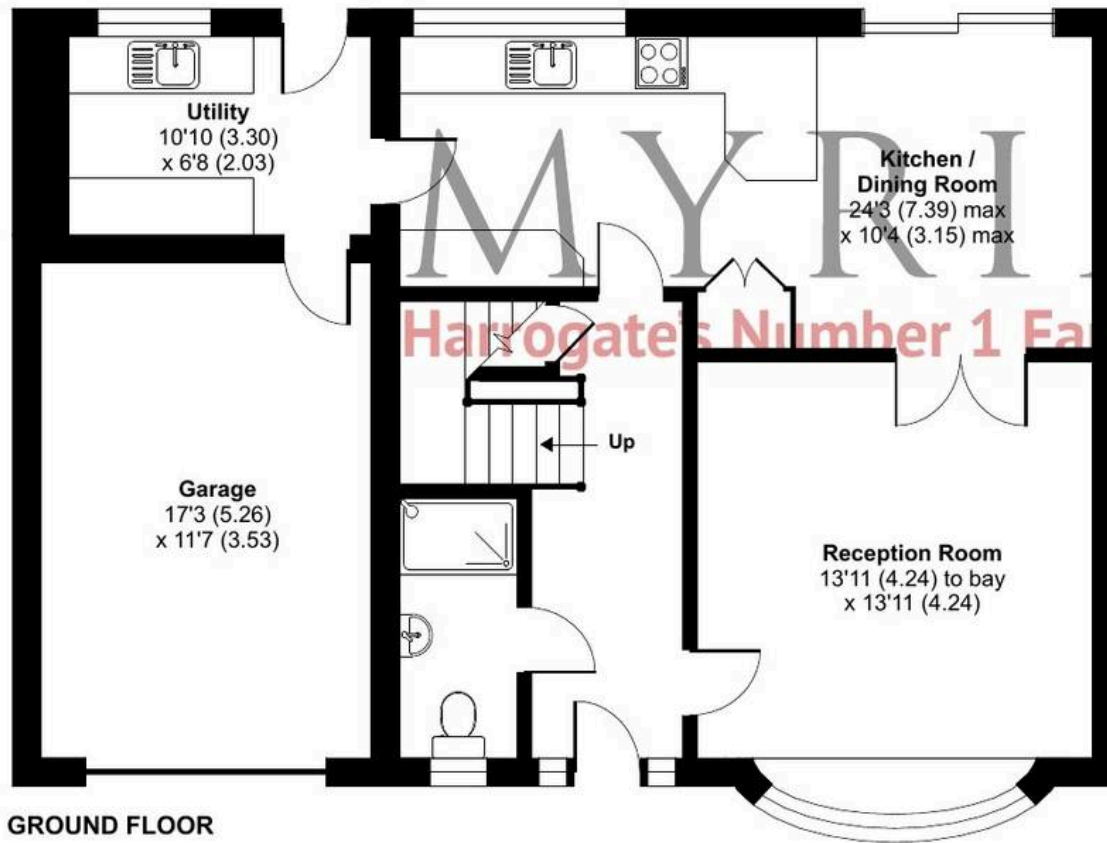
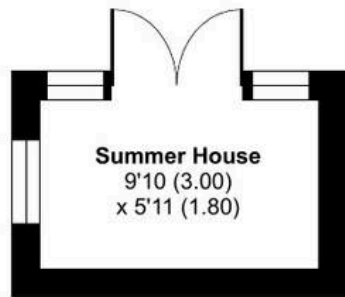
Approximate Area = 1345 sq ft / 124.9 sq m

Garage = 204 sq ft / 18.9 sq m

Summer House = 59 sq ft / 5.5 sq m

Total = 1608 sq ft / 149.3 sq m

For identification only - Not to scale











## Myrings Estate Agents

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