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THE HARROGATE ESTATE AGENT

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14 Mallinson Close, Harrogate, North Yorkshire, HG2 9HW

£450,000

Offers Over

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THE HOME OF PROPERTY
• SINCE •
1921

14 Mallinson Close, Harrogate, North Yorkshire, HG2 9HW

A superb three-bedroom detached family house providing well presented accommodation with a larger than average garden, situated on a quiet cul-de-sac in a particularly attractive and popular position just off Leadhall Lane, to the south side of Harrogate and within walking distance of excellent amenities, schooling, a Marks & Spencer food hall and Hornbeam Park railway station.

The property offers well-maintained accommodation with oak doors, modern bathroom fittings and gas central heating and uPVC double glazing.

On the ground floor a spacious reception hall with oak staircase leads to the sitting room, dining room and kitchen. There is also a cloakroom and conservatory extension. Upstairs, there are three bedrooms and a modern bathroom. The property has the advantage of a driveway and garage and an attractive, good-sized lawned rear garden.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with attractive oak staircase leading to the first floor. Under-stairs cupboard

SITTING ROOM / DINING ROOM

A spacious reception room with window to front and attractive fireplace. Open plan to the dining room which has glazed doors leading to a conservatory.

KITCHEN

A range of modern fitted units with electric hob and double oven. Space and plumbing for appliances. Window to rear.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

SIDE PORCH

Providing a useful entrance way and link to the garage with windows and doors to the front and rear leading to the garden.

CLOAKROOM

With a white WC and basin. Heated towel rail. Fully tiled walls and floor and window to front.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with fitted wardrobes and window to rear.

BEDROOM 3

A further bedroom with window to front. Fitted cupboard.

BATHROOM

A modern white suite with WC, washbasin and bath with shower above. Tiled walls and floor, heated towel rail and window to rear.

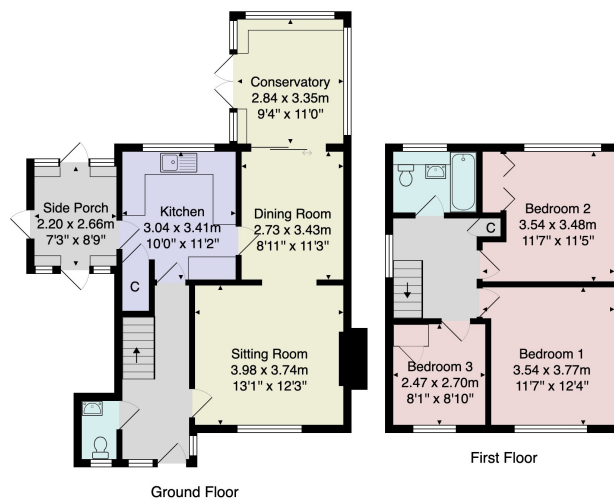
OUTSIDE

The property occupies an unusually large plot with a good sized and attractive garden to rear with lawn and patio. A driveway to the front of the property provides off road parking and leads to the single garage.

Tenure - Freehold

Council Tax Band - E





Total Area: 106.5 m² ... 1147 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.

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