

67 MALLINSON OVAL
HARROGATE
HG2 9HJ



NICHOLLS
TYREMAN



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A great opportunity to purchase this three bedroom, brick built, detached family property,
located in a quiet residential location

Entrance Hall | Living Room | Dining Room | Garden Room | Kitchen | Utility Room | Cloakroom with wc

Three Bedrooms | House Bathroom

Gardens | Garage | Parking

Council Tax: E | Energy Rating: D | Tenure: Freehold

£500,000





The property is situated close to the excellent Leeds Road shopping parade, rail links at both Pannal and Hornbeam Park and is within easy reach of the Harrogate town centre.

Whilst benefiting from extended accommodation the property offers great potential for further extension - subject to the usual consents.

The accommodation comprises: A spacious entrance hall, ground floor cloakroom, good size living room, separate dining room, family room, kitchen and utility room.

To the first floor there are three bedrooms and a house bathroom.

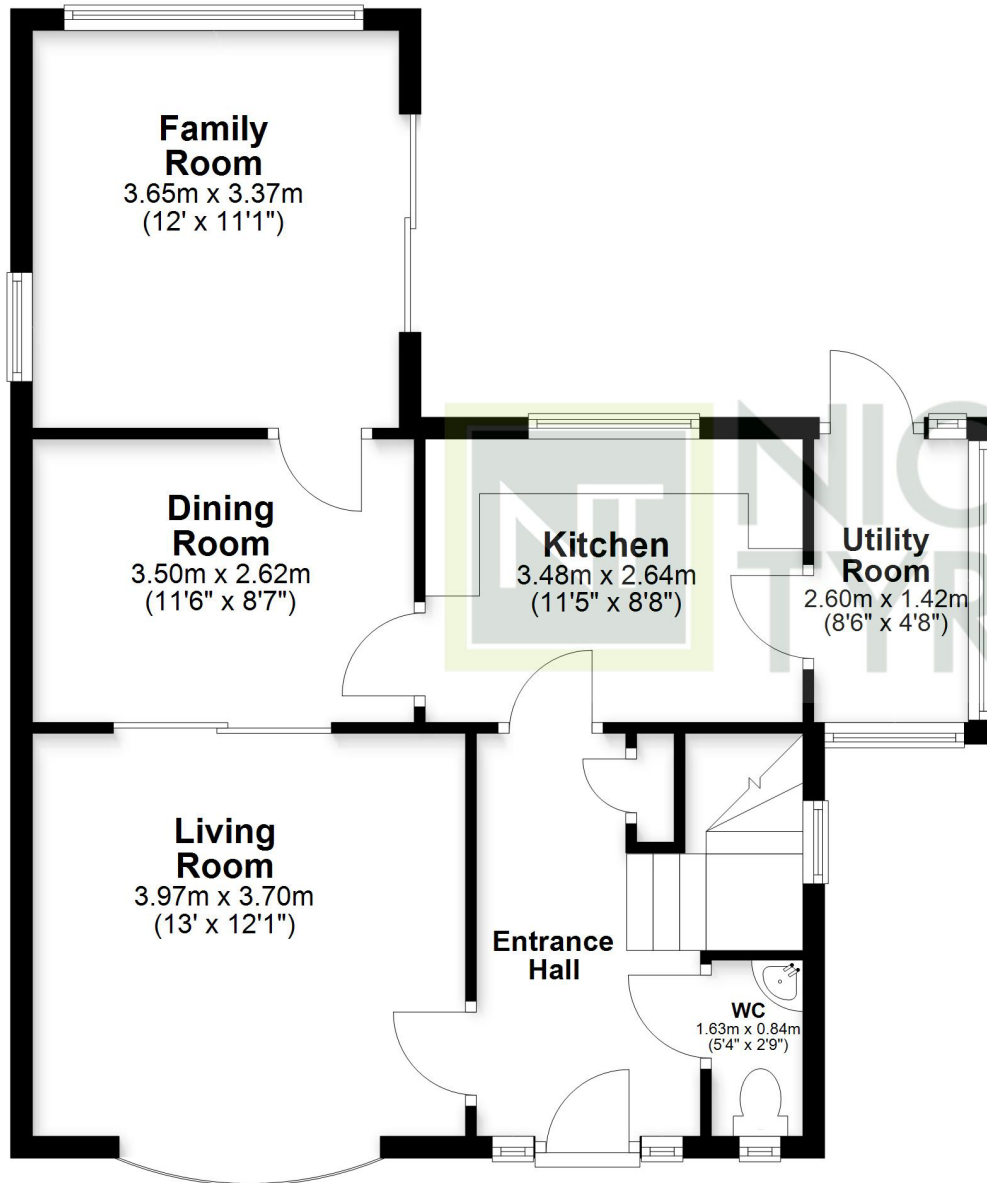
To the front of the property are lawned gardens with mature specimen trees and shrubbery, timber boundary fencing and hand gate leading to the rear of the property where there are enclosed lawned gardens, two flagged patio areas and access to the garage.

The garage and additional parking are approached via Mallinson Gate.



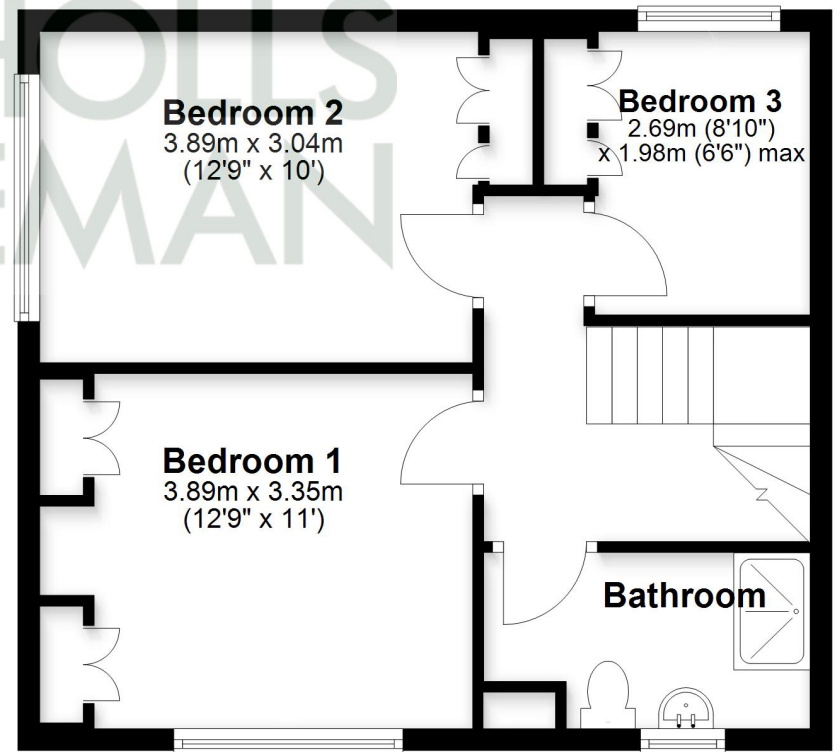
Ground Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
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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.