



11 Mallinson Close, Harrogate

£565,000 Freehold



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious and well-presented four bedroom detached family home, occupying a desirable end-of-cul-de-sac position on the south side of Harrogate. The property offers generous and versatile accommodation together with driveway parking, a garage and an attractive rear garden.

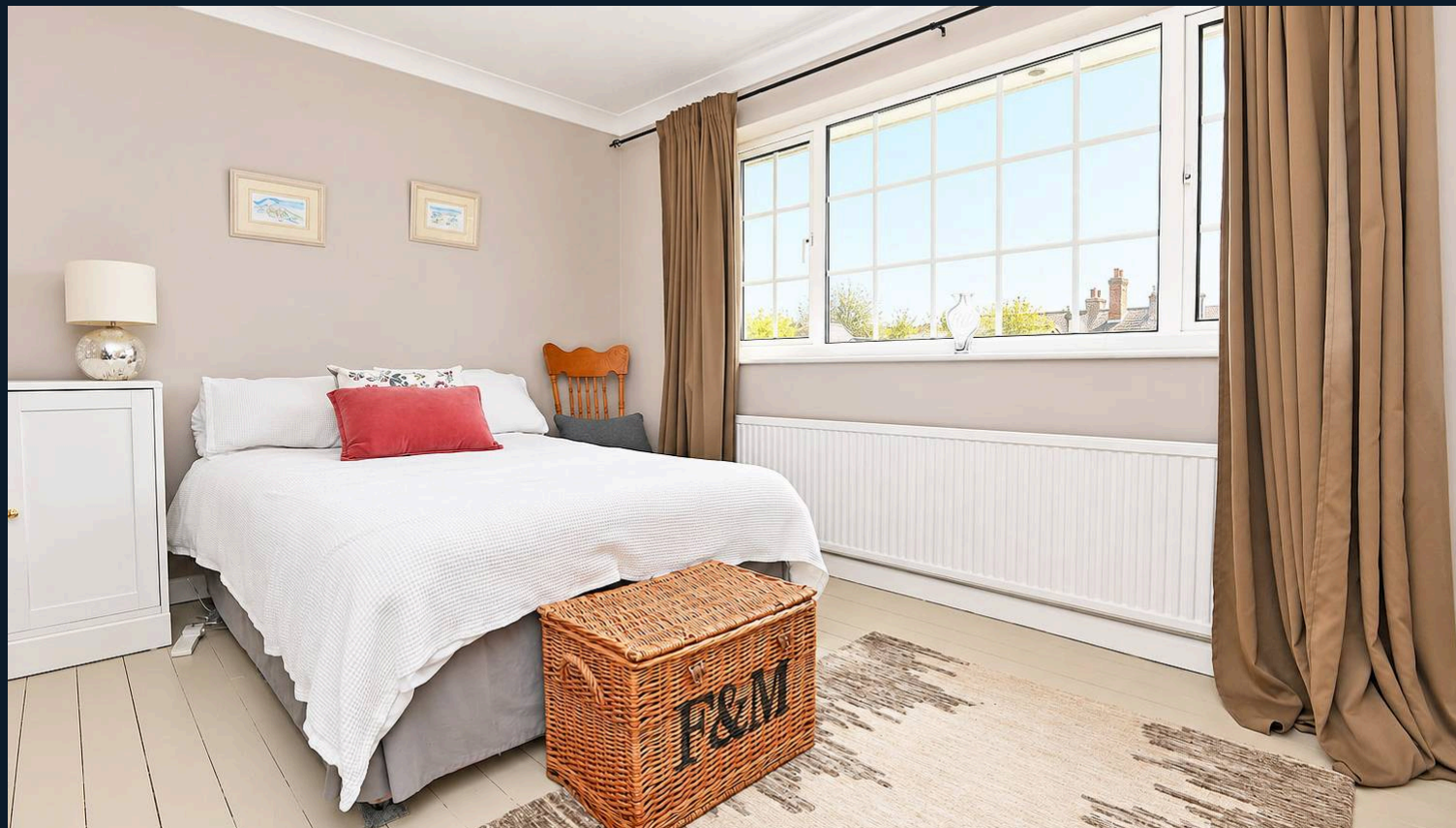
The house is particularly well placed for an excellent range of local amenities along Leeds Road, including shops and Marks & Spencer Foodhall, and is within easy reach of popular primary and secondary schools, nearby railway stations and Harrogate town centre. The location is also convenient for commuters, with straightforward access towards Leeds via the A61 or by train or bus.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



GROUND FLOOR

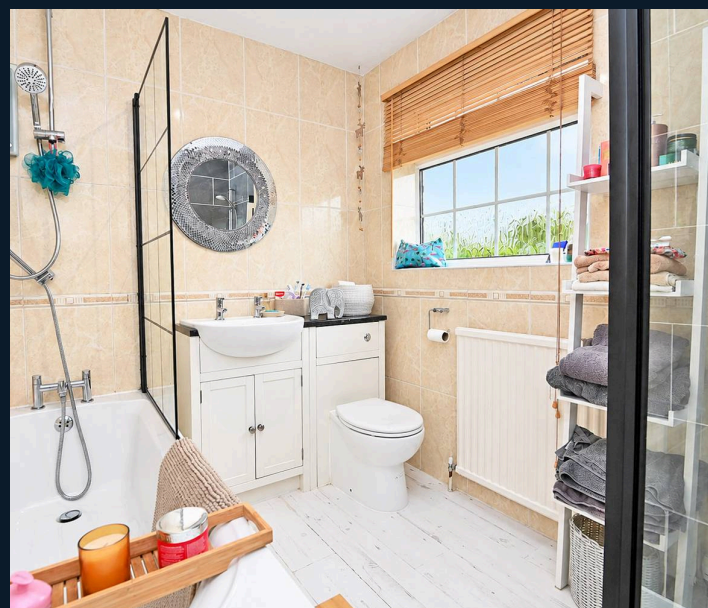
A welcoming reception hall provides access to the principal ground-floor accommodation. The sitting room is a spacious and comfortable reception space with an attractive fireplace incorporating a gas fire. There is a separate dining room providing a generous dining area adjoining the kitchen, creating a practical and sociable layout for everyday family living and entertaining. The kitchen is fitted with a range of modern wall and base units and includes a range cooker and integrated dishwasher. A spacious utility room provides further fitted units and work surfaces, together with plumbing for a washing machine and space for a fridge freezer. Glazed bi-folding doors open directly onto the rear garden. There is also a useful downstairs cloakroom fitted with a WC. An additional family room provides a further versatile reception space, with windows overlooking the garden and excellent potential as a snug, playroom or home office.

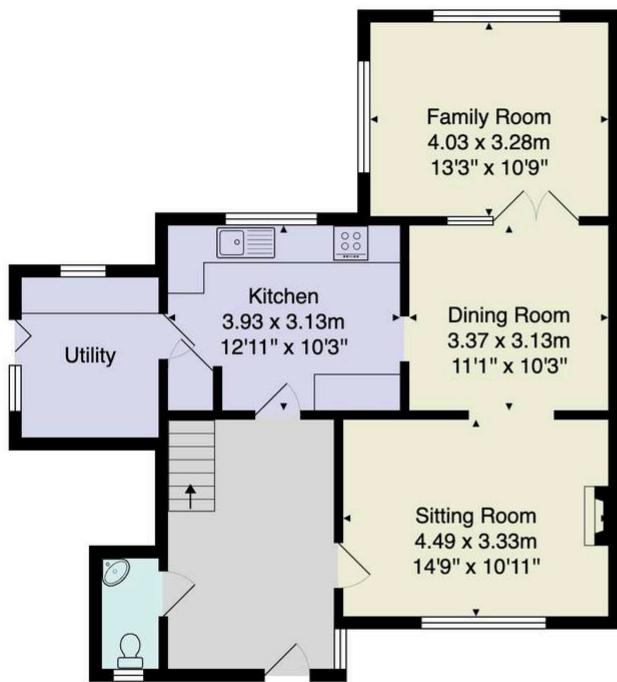
FIRST FLOOR

There are four good-sized bedrooms on the first floor. The principal bedroom benefits from fitted wardrobes. The accommodation is completed by a modern family bathroom fitted with a white suite comprising a WC, washbasin set within a vanity unit, bath and separate shower.

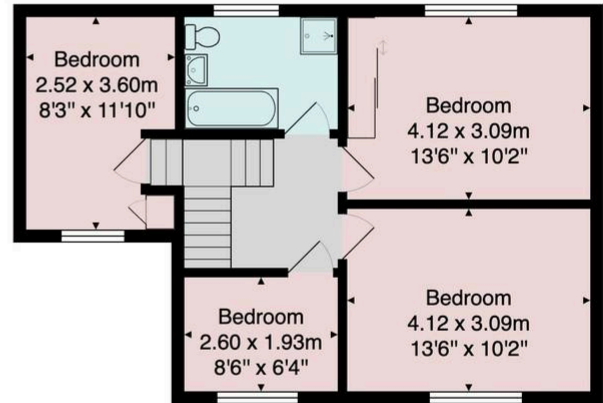
OUTSIDE

A driveway provides off-road parking and leads to the garage. To the rear is an attractive enclosed garden with lawn and a decked sitting area, providing a pleasant outdoor space for relaxing and entertaining.





Ground Floor



First Floor

Total Area: 127.8 m² ... 1376 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.

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