



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

£450,000

Guide Price

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A superb three-bedroom detached family house providing well-presented accommodation with garage and garden, situated on a quiet cul-de-sac just off Leadhall Lane to the south side of Harrogate, within walking distance of excellent amenities, schooling, a Marks & Spencer Food Hall and Hornbeam Park railway station. There is also the potential to extend to the side, subject to the relevant planning consents. **NO ONWARD CHAIN.**

The property offers well-maintained accommodation with gas central heating and uPVC double glazing.

On the ground floor a spacious reception hall leads to the sitting room, dining room and kitchen. There is also a cloakroom. Upstairs, there are three bedrooms and a shower room.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with window to front and under-stairs cupboard.

CLOAKROOM

With WC and washbasin. Window to front.

SITTING ROOM

A spacious reception room with window to front and fireplace with electric fire.

DINING ROOM

A further reception room with window to rear.



KITCHEN

With a range of fitted wall and base units with space for a cooker, washing machine and fridge. Window to rear and door to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A further bedroom window to front.



SHOWER ROOM

A white suite with WC, washbasin and shower. Heated towel rail. Window to rear. Fitted cupboard.

OUTSIDE

A drive provides parking and leads to a garage. To the rear of the property there is an attractive landscaped garden.

AGENT'S NOTE

There is potential to extend at the side of the property, subject to obtaining the necessary consents.

Tenure - Freehold

Council Tax Band - E





Total Area: 91.2 m² ... 982 ft²

All measurements are approximate and for display purposes only.

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