



4 Mallinson Crescent, Harrogate

£575,000



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#DARINGTOBEDIFFERENT



A spacious four-bedroom detached family home with beautifully landscaped gardens, driveway and garage, occupying a quiet position towards the head of a cul-de-sac in one of south Harrogate's most sought-after residential locations.

Having been lovingly cared for and exceptionally well maintained by the current owners for many years, this attractive detached home offers generous and well-balanced accommodation extending to over two floors. Whilst certain areas have been updated, the property still provides excellent scope for further modernisation, presenting an exciting opportunity for purchasers to create a home tailored to their own tastes and requirements.

Occupying a peaceful cul-de-sac position within a highly desirable south Harrogate location, the property is conveniently placed for excellent local amenities, well-regarded schools, open countryside and Harrogate town centre, making this a superb family home with significant potential in an outstanding setting.



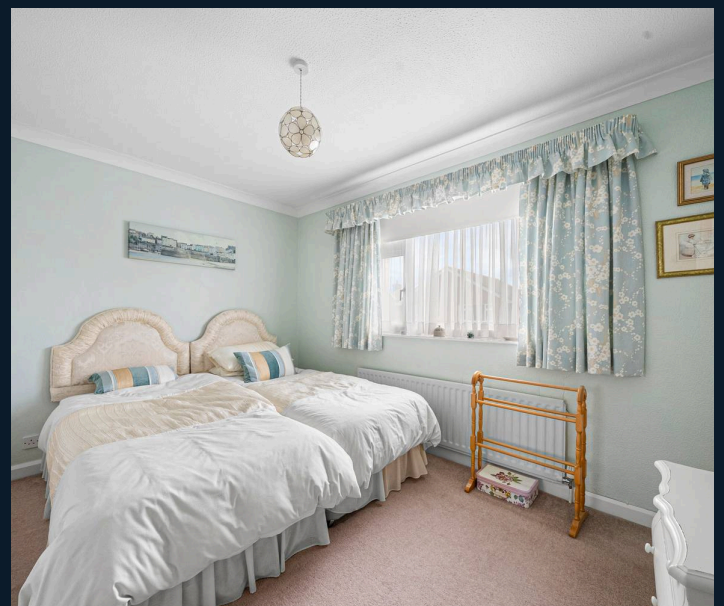
The accommodation is entered via a welcoming reception hall with staircase to the first floor, useful understairs storage cupboard and ground floor WC. To the front of the property, a generous bay-fronted sitting room enjoys excellent natural light and centres around an attractive fireplace, creating a comfortable and inviting living space. The sitting room opens through to a formal dining room, ideal for entertaining and family gatherings, with glazed doors leading into the modern dining kitchen.

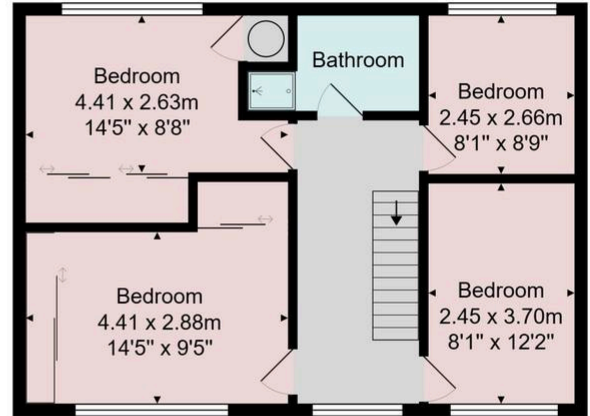
The dining kitchen is fitted with a range of contemporary wall and base units complemented by generous work surfaces and integrated appliances. A large picture window overlooks the rear garden and floods the room with natural light, whilst ample space is available for informal dining. A separate utility room provides additional practicality and storage.

To the first floor, a spacious landing leads to four well-proportioned bedrooms and a family bathroom. The principal and second bedrooms are both generous doubles, whilst the remaining bedrooms provide flexible accommodation for family living, guests or home working. The house bathroom is fitted with a white suite comprising a bath, separate shower enclosure, wash basin and WC.

Outside, the property enjoys excellent kerb appeal with a neatly maintained frontage, block-paved driveway providing ample off-street parking and access to a garage.

A particular feature of the property is the beautifully established rear garden. Meticulously maintained and thoughtfully landscaped, the garden is predominantly laid to lawn and framed by mature trees, flowering borders and ornamental planting.





Total Area: 142.1 m² ... 1529 ft²
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