



4 Mallinson Way, Harrogate

£635,000 Guide Price

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An extended and beautifully presented four-bedroom detached family home offering spacious and versatile accommodation with a superb snug/family room extension, driveway, garage and private rear garden, situated in one of south Harrogate's most sought-after residential locations.

Outside, a driveway provides off-street parking and leads to the attached single garage. The front garden is laid to lawn with established shrubs, while gated access leads around the side of the property. To the rear is an attractive and private garden, enclosed by mature hedging and arranged with a lawn, established planting and a generous paved terrace providing an excellent setting for outdoor dining and entertaining. The property also benefits from solar panels with battery storage and a newly replaced roof.

Mallinson Way occupies a desirable position on the favoured south side of Harrogate, within walking distance of well-regarded primary and secondary schools and well served by the excellent shops, cafés and everyday amenities available along Leeds Road. Harrogate town centre is approximately one and a half miles away, while Hornbeam Park railway station is also within walking distance, providing convenient connections for those commuting to Leeds, York and beyond.

Council Tax band: F

Tenure: Freehold

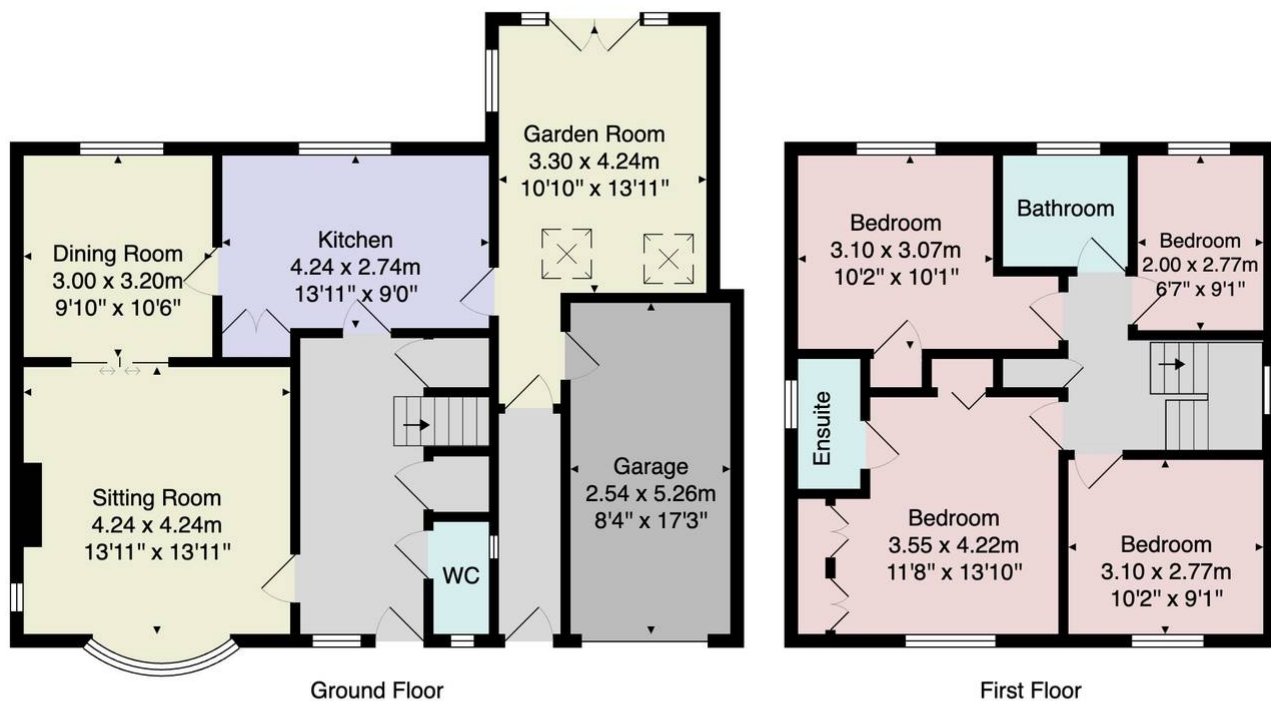


The entrance hall includes a ground-floor WC, useful storage cupboard and stairs leading to the first floor. The generous bay-fronted lounge has a feature fireplace and sliding pocket doors opening into a separate dining room, creating an excellent space for everyday family living and entertaining.

The modern fitted kitchen features an attractive range of units with timber-effect work surfaces, an integrated double oven and gas hob. Glazed doors lead through to the excellent snug/family room, a particularly appealing extension with a vaulted ceiling, wood flooring and French doors opening directly onto the garden. An internal door provides convenient access to the garage.

To the first floor are four well-presented bedrooms. The spacious main bedroom includes fitted wardrobes and a modern en-suite shower room, while the second bedroom is another generous double. The remaining bedrooms provide excellent flexibility for children, guests or use as a home office. A stylish house bathroom with fitted storage, a vanity washbasin and bath with shower over completes the accommodation.





Total Area: 148.3 m² ... 1596 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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