

HUNTERS®

HERE TO GET *you* THERE



Crab Lane

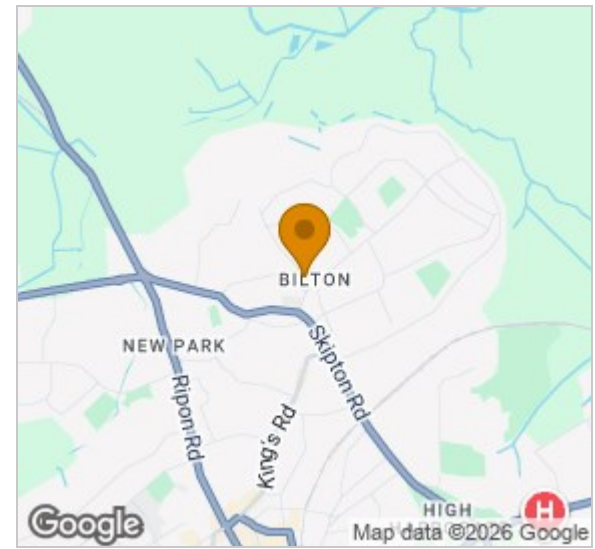
Harrogate, HG1 3BE

£850 Per Calendar Month



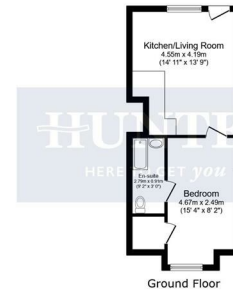


Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Crab Lane, Harrogate



Total floor area: 33.1 sq.m. (356 sq.ft.)

This floor plan is for informational purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverage and measurements are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. The building is shown for any sale, lease or development. A plan must only be used in conjunction with the property details.



- ONE bedroom Unfurnished basement flat
- Private entrance
- Council tax band A
- Available OCTOBER
- Close to local amenities

- White goods included
- EPC rating C



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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