



Crab Lane, Harrogate, HG1 3BG

- Ideal for first-time buyers, couples or small families
- Spacious and welcoming lounge
- Bright and comfortable living accommodation
- Garage providing additional storage
- Early viewing highly recommended
- Two generously sized double bedrooms
- Well-appointed kitchen designed for practicality
- Private rear garden
- Short distance to Harrogate town centre
- Council Tax Band C

Guide Price £250,000



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DESCRIPTION

Located on Crab Lane, this mid-terrace house offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed for practicality and ease, making meal preparation a pleasure.

One of the standout features of this property is the private garden at the rear, offering a tranquil outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, the garage provides ample storage.

The location itself is a significant draw, with Harrogate's vibrant town centre, renowned for its beautiful parks, shops, and eateries, just a short distance away. This mid-terrace house on Crab Lane presents an excellent opportunity for those looking to settle in a welcoming community while enjoying the comforts of modern living.

EPC

Energy rating D

This property produces 3.3 tonnes of CO2

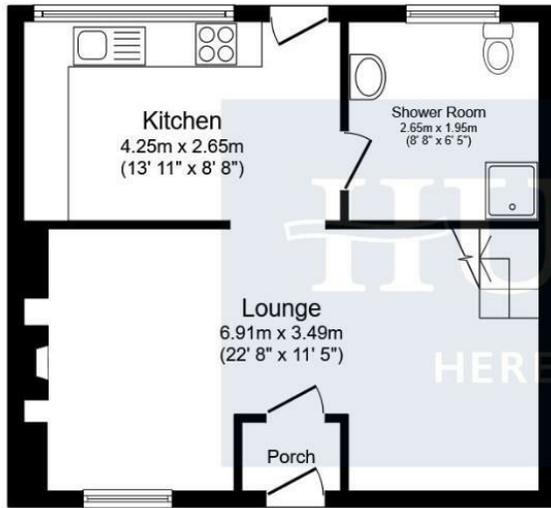
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C



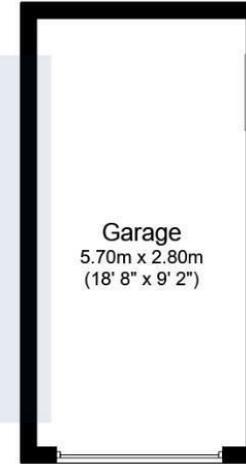




Ground Floor



First Floor



Garage

Total floor area 84.7 sq.m. (912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

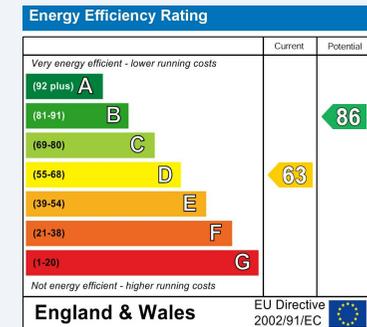
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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? If you are thinking of selling 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.

