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THE HARROGATE ESTATE AGENT

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37 Crab Lane, Harrogate, North Yorkshire, HG1 3BQ

£240,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**



## 37 Crab Lane, Harrogate, North Yorkshire, HG1 3BQ

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A spacious two-bedroom semi-detached house with driveway, garage and good-sized garden, providing an opportunity for buyers to update and modernise the accommodation to suit their own requirements.

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This well-proportioned property provides accommodation comprising a spacious reception hall, good-sized sitting room and kitchen on the ground floor. Upstairs, there are two double bedrooms and a bathroom. A driveway provides parking and leads to a garage, whilst to the rear there is an attractive garden with lawn and planted borders. There is potential to extend to provide additional accommodation, subject to obtaining the necessary consents.

Crab Lane is a popular residential location within the Bilton area of Harrogate, well served by excellent local amenities, including shops and schools and is just a short distance from Harrogate town centre.







## **GROUND FLOOR**

### **RECEPTION HALL**

A spacious reception hall with under stairs cupboard.

### **SITTING ROOM**

A large reception room with windows to the front and rear. Living-flame gas fire.

### **KITCHEN**

With a window and door to side and pantry.

## **FIRST FLOOR**

### **BEDROOMS**

There are two large double bedrooms.

### **BATHROOM**

A white suite comprising WC, washbasin and bath. Fitted cupboard.

### **OUTSIDE**

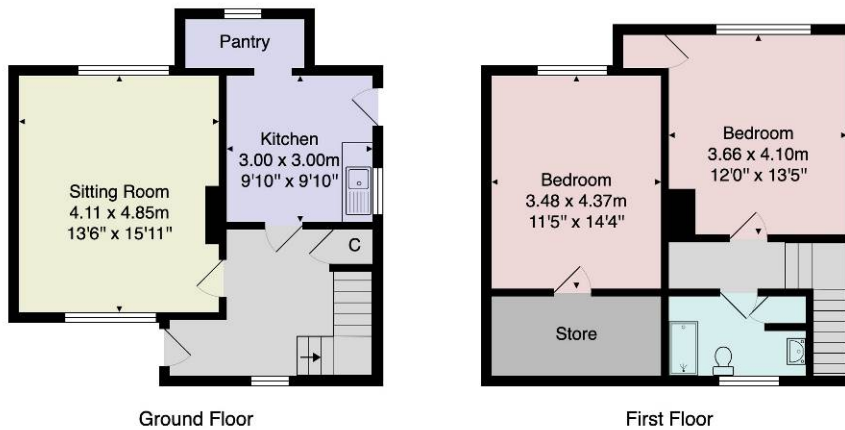
A driveway provides parking and lead to a garage. To the rear of the property there is a good-sized garden with lawn and planted borders.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 92.4 m<sup>2</sup> ... 994 ft<sup>2</sup>

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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