

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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**39 Crab Lane, Harrogate, North Yorkshire, HG1 3BQ**

**£200,000**

**Offers Over**

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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

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

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A spacious three-bedroom end-of-terrace house with good-sized gardens situated in this popular and convenient residential location.

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This well-proportioned property provides accommodation comprising a spacious reception hall, two reception rooms and kitchen. Upstairs, there are three bedrooms and a bathroom. A shared driveway provides access to the garage / store and as well as an attractive garden accessed directly from the property. There is a further lawned garden situated beyond the garage.

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 ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with glazed sliding doors leading to the garden.

### **DINING ROOM**

A further reception room with window to front.

### **KITCHEN**

With a range of fitted units with gas hob and integrated oven. Space for appliances.



## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms on the first floor, with the two larger bedrooms having fitted wardrobes.

### **BATHROOM**

A white suite comprising WC, washbasin and bath with shower above.

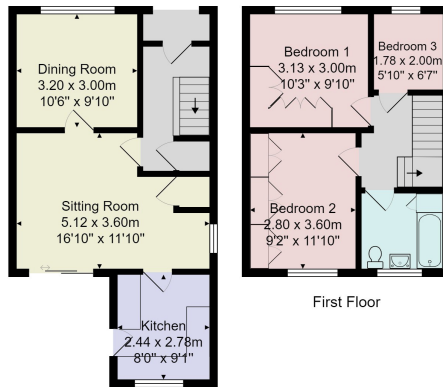
### **OUTSIDE**

To the rear of the property, there is a garden with lawn and paved sitting area. A shared drive provides access to a garage / store, and there is a further garden area beyond the garage with lawn.

**Tenure** - Freehold

**Council Tax Band** - C





Ground Floor

First Floor

Total Area: 76.4 m<sup>2</sup> ... 822 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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## Verity Frearson

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