



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

**£230,000**



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A very well presented two bedroom semi-detached house with a very good sized garden and situated in this convenient location close to local amenities and Harrogate town centre.

This beautifully appointed home has been modernised and refurbished to a high standard by the current owners in recent years. As well as modern kitchen and bathroom fittings, the property also has the benefit of a modern boiler and central heating system, modern electrics and new windows.

The double fronted accommodation comprises a spacious sitting room with woodburning stove as well as a modern dining kitchen, two double bedrooms and bathroom.

A particular feature of the property is the good sized garden with lawn and paved sitting area.

The property is situated in a quiet and convenient location, well served by local amenities and just a short distance from Harrogate town centre.







## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with bay window and window to rear with fitted shutters. Rustic brick fireplace with dual fuel woodburning stove.

### **DINING KITCHEN**

With space for dining / sitting area. The kitchen comprises a range of stylish units with space for appliances. Under stairs cupboard with plumbing for washing machine. Windows to front and rear with fitted shutters.

## **FIRST FLOOR**

### **BEDROOMS**

There are two good sized bedrooms on the first floor, both with windows with fitted shutters. The main bedroom has fitted wardrobes.

### **BATHROOM**

A white modern suite comprising WC, basin set with a vanity unit and bath with shower above. Heated towel rail.

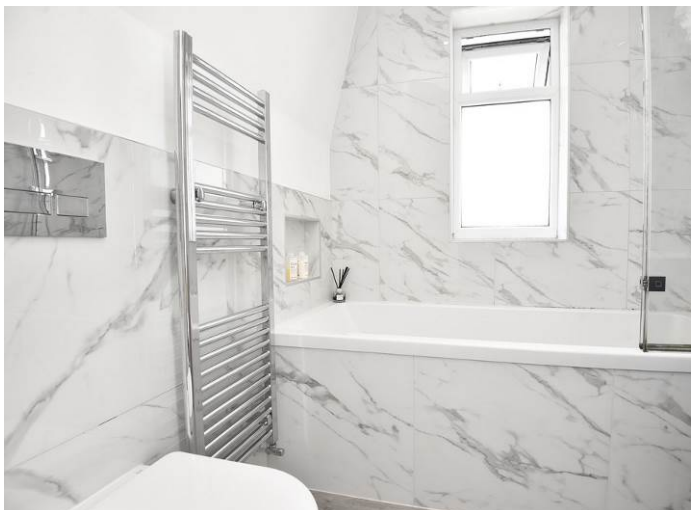
### **OUTSIDE**

To the rear of the property, there is a very very good sized south facing garden with lawn, planted borders and extensive paved sitting area. There is a further patio garden to the front. On street parking.

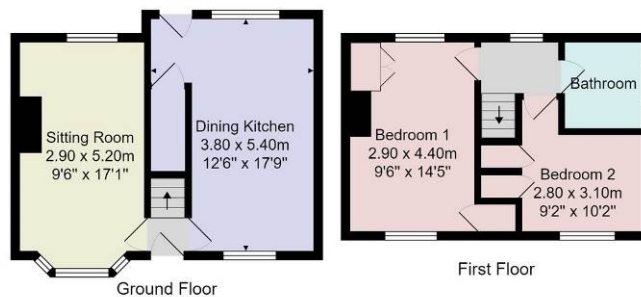


**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 66.1 m<sup>2</sup> ... 711 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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