



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

**£240,000**

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

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This well-appointed home has been extended to provide spacious living accommodation. As well as an extended dining kitchen, there is a sitting room, dining room, downstairs WC and study, plus two first-floor bedrooms and the bathroom. A particular feature of the property is the attractive and 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. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with windows to front and rear and living-flame gas fire.

### **DINING ROOM / BEDROOM 3**

A further reception room. (Potential to use as additional bedroom, if required.)

### **CLOAKROOM**

With WC and washbasin.

### **DINING KITCHEN**

With dining area and windows and glazed door overlooking the garden. The kitchen comprises a range of fitted units with gas hob and integrated oven and space for appliances.

### **STUDY**

Providing a useful workspace or additional sitting area with a window overlooking the garden.



## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom with fitted wardrobes and ornamental fireplace.

### **BEDROOM 2**

A further bedroom with fitted wardrobes.



### **BATHROOM**

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

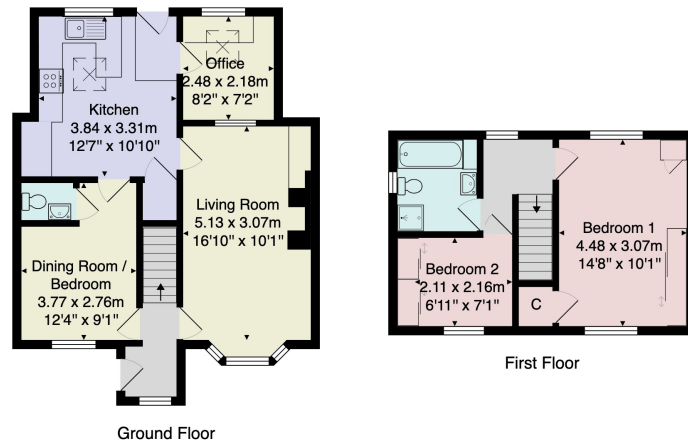
### **OUTSIDE**

The property occupies a particularly large plot, having a very good-sized and attractive rear garden with lawn, planted borders and paved sitting area. Timber garden shed and further front garden.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 84.1 m<sup>2</sup> ... 905 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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