



22 Crab Lane, Harrogate, North Yorkshire, HG1 3BE

£270,000

22 Crab Lane, Harrogate, North Yorkshire, HG1 3BE

A very spacious four-bedroom terrace property with enclosed courtyard garden, situated in this most convenient location well served by local amenities and close to Harrogate town centre.

The generous accommodation comprises a large sitting room, together with kitchen with dining area, four large bedrooms, bathroom, and en-suite shower room. To the rear of the property there is an enclosed paved courtyard garden with timber garden shed.

The property is located within this quiet residential area, well served by excellent local amenities and schools and is just a short distance from Harrogate to town centre. Offered for sale with no onward chain.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with feature fireplace and windows to the front.

DINING KITCHEN

With space for dining area and a kitchen comprising a range of fitted units with space for appliances.

FIRST FLOOR

BEDROOMS

There are two bedrooms on the first floor, including the main bedroom with en-suite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BATHROOM

With WC, washbasin, and bath with shower above.

SECOND FLOOR

BEDROOMS

There are two further good-sized bedrooms on the first floor.

OUTSIDE

To the rear of the property there is a good-sized enclosed courtyard garden, providing a paved sitting area with timber garden shed.

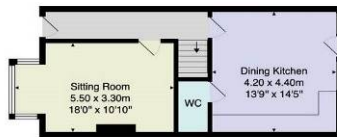
AGENT'S NOTE

Please note there is a lower-ground-floor flat situated below the property, which is owned separately and does not form part of the sale.

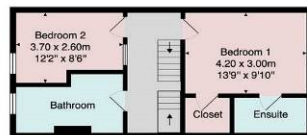
Tenure - Freehold

Council Tax Band - C

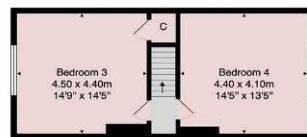




Ground Floor



First Floor



Second Floor

Total Area: 122.7 m² ... 1321 ft²
 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

