

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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

£250,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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

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

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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.

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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.

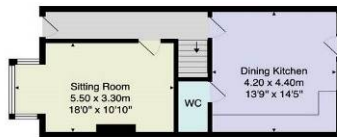
### **AGENT'S NOTE**

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.

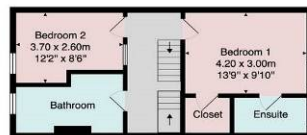
**Tenure** - Freehold

**Council Tax Band** - C

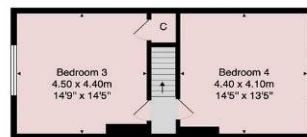




Ground Floor



First Floor



Second Floor

Total Area: 122.7 m<sup>2</sup> ... 1321 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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