



**Crab Lane, Harrogate HG1 3BE**

**welcome to**

**Crab Lane, Harrogate**

A well presented one bedroom apartment situated in a highly sought after location



## **Auctioneer's Comments**

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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Crab Lane**

A well presented one bedroom apartment which is located in a quiet backwater position in the north of Harrogate within striking distance of the town centre. This property is well situated for access to a range of local amenities and transport links.

## **Open Plan Lounge / Kitchen**

13' 10" x 18' 9" ( 4.22m x 5.71m )

### **Lounge Area**

The front entry door opens into the lounge. With a bay window to the front elevation.

### **Kitchen Area**

Fitted with a range of wall and base units with complimentary work surface over which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with electric hob above and cooker hood over. Integrated microwave, dish washer and fridge freezer. Plumbing for washing machine.

### **Inner Hallway**

With a storage cupboard housing the boiler.

### **Bedroom**

8' 11" x 10' 6" ( 2.72m x 3.20m )

A double bedroom with an electric wall mounted radiator and window to the rear elevation.

### **Shower Room**

Having a walk in shower, vanity wash hand basin and low flush wc. Stone tiling to walls and tiled floor. Chrome ladder style radiator.



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## Crab Lane, Harrogate

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well Presented Apartment
- One Bedroom

Tenure: Freehold EPC Rating: C

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HRG106766 - 0004

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