



**Crab Lane, Harrogate HG1 3BE**

**welcome to**

**Crab Lane, Harrogate**

A fantastic modern garden apartment located in the popular Bilton area of Harrogate, Offering well-presented accommodation throughout, ideally suited to investors, first time buyers, or as a second home/commuter's base. **\*\*Call now to book your viewing 01423 502282\*\***



This lower ground floor garden apartment is located in the popular Bilton area of Harrogate, within walking distance of The Stray, close to a wide range of shops, amenities and transport links, and only a short walk into the centre of Harrogate. The accommodation comprises; open plan kitchen living space with fitted appliances, a generous double bedroom with built in storage, and a luxury shower room. Externally there is a small stone flagged courtyard at the bottom of the stairs with space for a set of bistro table and chairs, and on street parking available. This apartment would be perfectly suited to both investors and first time buyers, or perhaps as a 'lock up and leave' weekly base for a commuter, or weekend second home. Offered to the market with vacant possession.

### **Open Plan Kitchen/living Room**

15' 7" x 15' ( 4.75m x 4.57m )

### **Bedroom**

12' 8" plus recess x 9' 5" ( 3.86m plus recess x 2.87m )

### **Shower Room**

### **Outside**



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welcome to

## Crab Lane, Harrogate

- VACANT POSSESSION!
- IDEAL FOR FIRST TIME BUYERS, OR COMMUTERS  
LOOKING FOR A MON-FRI BASE
- DESIRABLE BILTON AREA
- VERY WELL PRESENTED - READY TO MOVE INTO
- STONE FLAGGED COURTYARD AREA

Tenure: Leasehold EPC Rating: C

# £115,000



### directions to this property:

The property is located on Crab Lane but accessed from the rear. Driving away from Harrogate on A59 Skipton Road, just before Bilton Grange Primary School take a right onto Bilton Lane. Then take a left onto Crab Lane and park on the road there, then walk around to the rear of the property and down the graveled driveway to the stairs which lead down to the main entrance door.



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
HRG104986 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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