

VERITY
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THE HARROGATE ESTATE AGENT

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96 Crab Lane, Harrogate, North Yorkshire, HG1 3BG

£360,000

Offers Over

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THE HOME OF PROPERTY
• SINCE •
1921

96 Crab Lane, Harrogate, North Yorkshire, HG1 3BG

A superb three/four bedroom detached home offering deceptively spacious and flexible accommodation, presented to a high standard throughout.

This charming home is located in a popular and established residential location to the north side of Harrogate, close to a range of excellent local amenities and good transport links. The house occupies a generous corner plot with the additional advantage of a large garage and off road parking.

An internal viewing is essential to appreciate the overall size and scale of this individual home.





Being offered to the market in over 30 years, the house offers over 1250 square feet of accommodation which opens into a spacious entrance hall.

To the front elevation there is a lovely lounge with a feature central living flame gas fireplace.

Extended at the rear, the property has a second sizeable living/dining room, a modern fitted kitchen with a range of units which has a snug/family area.

To the first floor, a landing branches off on to an excellent principal bedroom with an array of fitted wardrobes and drawers, two further good sized bedrooms and a fourth room ideal as a home office or nursery.

The bedrooms are served by a tiled house bathroom with an over-bath shower and a separate W/C.

The private, beautifully manicured gardens surround the front, side and rear of the house offering various areas to entertain and enjoy the sun. There is a storage shed ideal for garden furniture and equipment which complements the circa 20 foot garage which is large enough to accommodate a car if required. There is also a greenhouse (8 x 6).

Tenure - Freehold

Council Tax Band - E





Total Area: 117.1 m² ... 1261 ft² (excluding garage)
 All measurements are approximate and for display purposes only.
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