



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

**£175,000**

Offers Over



## 32 Crab Lane, Harrogate, North Yorkshire, HG1 3BG

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A charming two-bedroom cottage with attractive front garden and potential parking area to the rear, situated in this convenient location close to local amenities.

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This super property has been maintained but now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. There is central heating and a new boiler has recently been fitted. On the ground floor a porch leads to the sitting room and a second reception room. There is a lower ground floor with kitchen and additional adjoining room, and there are two first-floor bedrooms and a bathroom. There is an attractive garden to the front with lawn and planted borders, and rear yard with shed and potential to create a parking space.

The property is situated in this delightful position close to nearby amenities, just a short distance from Harrogate town centre and nearby beautiful open countryside. Offered for sale with no onward chain.







## **GROUND FLOOR**

### **SITTING ROOM**

A large porch leads to the sitting room which is a cosy reception room with gas fire.

### **DINING ROOM**

A further reception room with stone flooring.

## **LOWER GROUND FLOOR**

### **KITCHEN**

With fitted units, worktop and sink. Space and plumbing for appliances.

### **BASEMENT ROOM**

A further room with tiled floor and window to front.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front.

### **BEDROOM 2**

A further good-sized bedroom with fitted cupboard.

### **BATHROOM**

With WC, washbasin and bath with shower above.

### **LOFT**

Large loft, fully boarded.

## **OUTSIDE**

The property has an attractive and good-sized front garden with lawn and planted borders. Rear yard with shed and potential to create off-road parking.

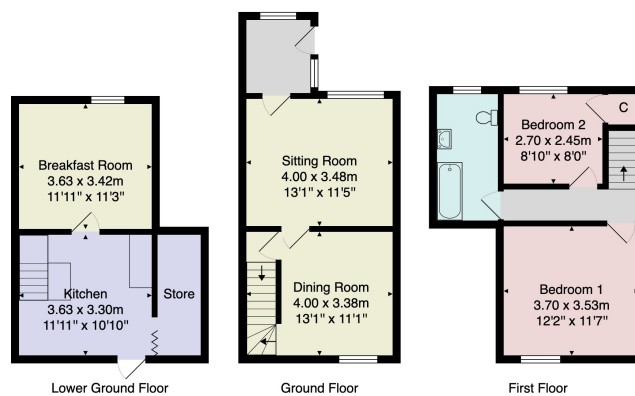
## **AGENT'S NOTES**

Please be aware there is a Flying Freehold on the first floor as well as a Creeping Freehold on the lower ground floor. New boiler recently fitted.

**Council Tax Band - C**







Total Area: 94.0 m<sup>2</sup> ... 1012 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk