

# HUNTERS®

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## Crab Lane

Harrogate, HG1 3BE

Guide Price £115,000



No Onward Chain. An attractive, spacious one bedroom lower ground floor flat offering open plan living space. In brief the property comprises: Open plan kitchen dining space with a quality re-fitted kitchen with integrated appliances, double bedroom and bathroom. A viewing is recommended to appreciate the accommodation on offer.

Leave Harrogate town centre via Parliament Street and turn right at the traffic lights onto Kings Road. Proceed straight ahead at the next set of traffic lights continuing to the end of Kings Road. Turn left at the T junction traffic lights onto Skipton Road, turn right at the next set of traffic lights onto Bilton Lane. Bear left onto Crab Lane, where No 22A is located on the right hand side.



Open Plan Kitchen/Dining/Lounge 14'7" x 13'8" (4.45 x 4.19)  
Accessed from the rear of the property via wooden entrance door, double glazed window to rear elevation, laminate flooring, electric heater, fire place with electric fire, TV point, inset ceiling spot lights. Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset four ring electric hob with extractor hood over and electric oven below, plumbing and space for washing machine, space for under counter fridge. Door to:

Bedroom 15'3" x 8'1" (4.67 x 2.48)  
Double glazed window to front elevation, electric heater, storage cupboard, door to:

Bathroom  
White suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan.

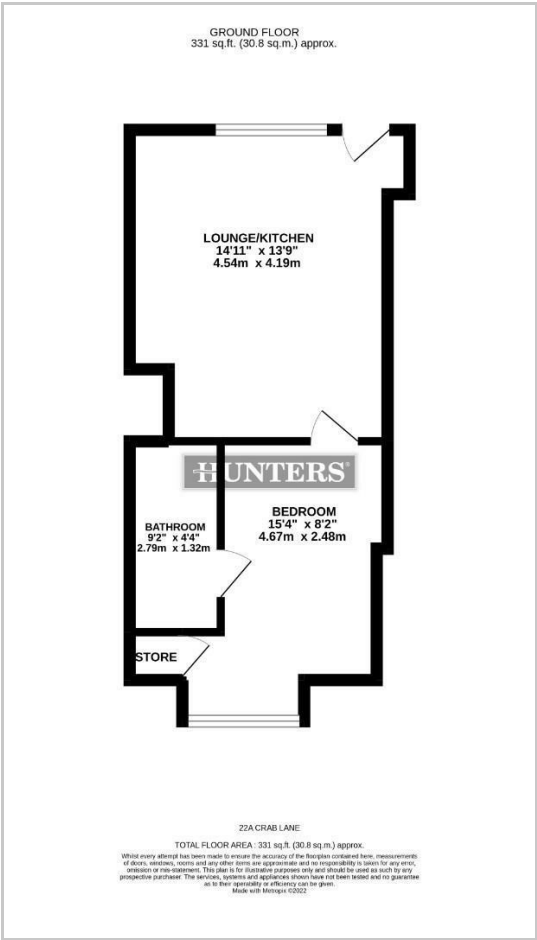
EPC  
Environmental impact as this property produces 2.5 tonnes of CO2.

Material Information - Harrogate  
Tenure Type; Leasehold  
Leasehold Years remaining on lease; 983  
Leasehold Annual Service Charge Amount £ 0.00  
Council Tax Banding; A

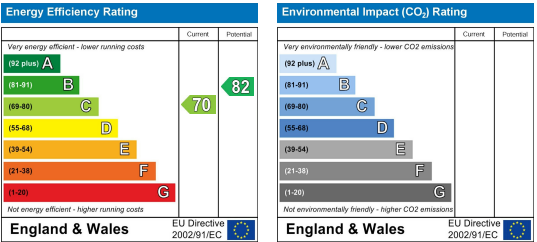
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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