



House

# 28 CRAB LANE, HARROGATE, HG1 3BE

Per Month

## £1,395

FEATURES



**SJM** ©  
**PROPERTIES**

# 4 Bedroom House located in

Recently modernised end terrace house with 4 bedroom and an enclosed rear garden.

There is a good sized lounge carpeted and furnished with sofas. The large fitted kitchen at the rear has a back door leading to an enclosed rear garden. The kitchen has modern integrated appliances including a washer dryer, dishwasher, oven and hob.

On the first floor you have 2 bedrooms 1 a large double room at the front and a small double at the rear. There is also a stylish bathroom with freestanding bath as well as a separate shower, sink and w.c.

The second floor also has 2 good sized double bedrooms. All the bedrooms are furnished with bed and wardrobes. The house is double glazed and gas central heated throughout.

New pictures will be added when the current tenant has moved out.

Call us on


**01132782201**

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**sjm-properties.com**

**Council Tax Band**

**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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**PROPERTIES**