



Crab Lane, Harrogate, HG1 3BG

- Five generously sized double bedrooms
- Private garden to the rear
- Benefitting from two bathrooms
- Versatile spaces suitable for home offices
- Early viewing recommended
- Open plan living and dining area
- Close to local amenities and public transport
- The property does require some work
- Ideal for buyers seeking a project
- Council Tax Band C

Guide Price £250,000



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DESCRIPTION

Located on Crab Lane, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With five generously sized double bedrooms, this property is perfect for families or those seeking extra space. The open plan living and dining room offers a versatile area for both relaxation and entertaining, allowing for a seamless flow throughout the ground floor.

The property boasts two bathrooms, catering to the needs of a busy household. While it requires some work to bring it back to its full potential, this presents a unique chance for buyers to personalise the space to their taste and standards. The private garden to the rear provides a tranquil outdoor retreat, ideal for enjoying sunny days or hosting gatherings with friends and family.

Conveniently located, this home is close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Additionally, excellent public transport links make commuting and exploring the surrounding areas a breeze.

This property is a blank canvas waiting for the right owner to breathe new life into it. With its spacious layout and prime location, it is an opportunity not to be missed.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

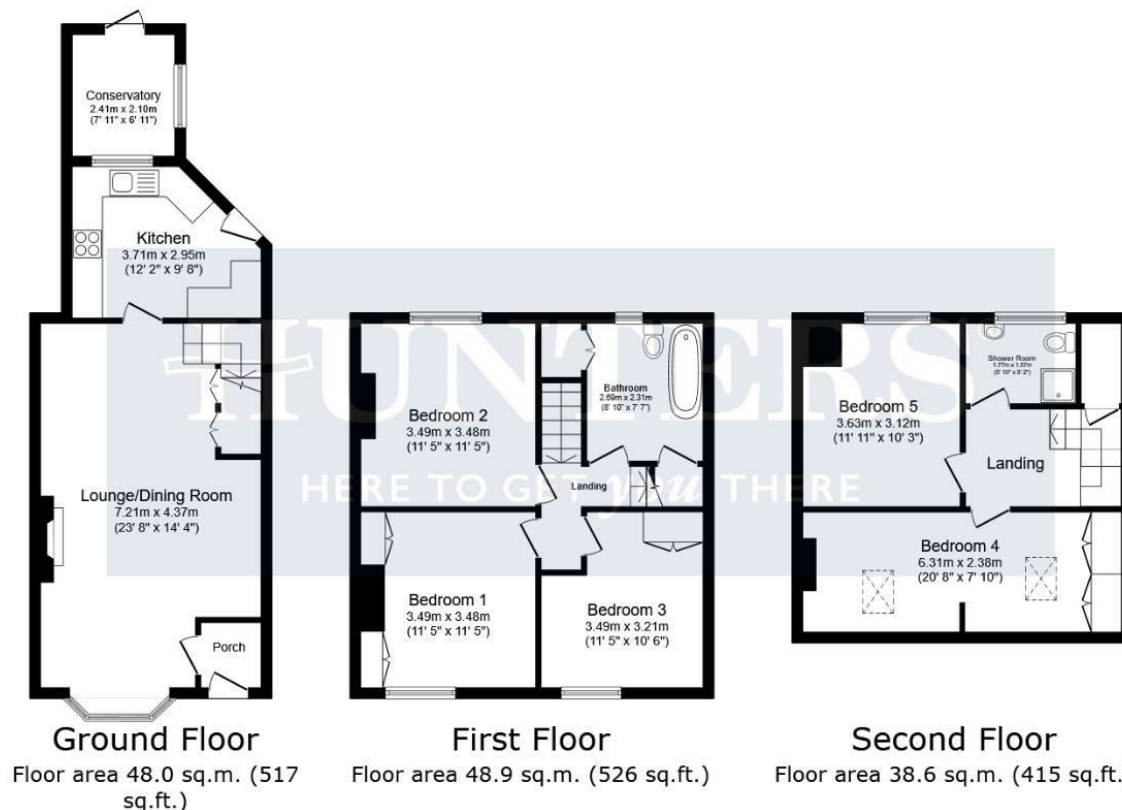
Tenure Type: Freehold

Council Tax Banding: C





50, Crab Lane, Harrogate, HG1 3BG, GB



Total floor area: 135.5 sq.m. (1,458 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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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