33 Crab Lane, Harrogate

Offers Over £250,000

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A spacious three-bedroom semi-detached home occupying a generous plot with attractive enclosed gardens, ample off-street parking and a detached garage, ideally situated within a highly sought-after residential location close to a range of local amenities.

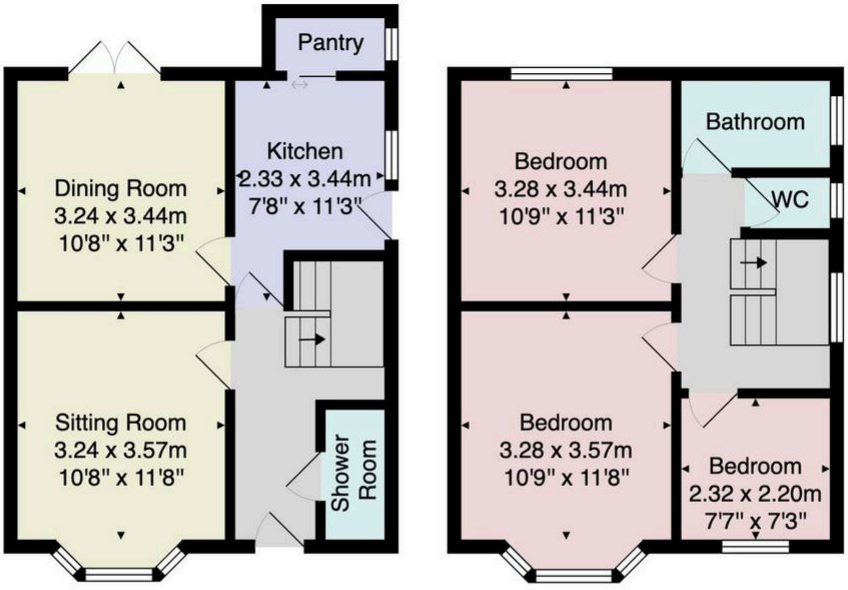
Having been a much-loved family home for many years, the property now offers an exciting opportunity for purchasers to undertake a programme of updating and modernisation, creating a superb home tailored to their own tastes and requirements. Retaining the generous room proportions and character associated with homes of this era, the property provides excellent potential for further enhancement and extension, subject to the necessary planning consents.

Crab Lane occupies an enviable position within the highly desirable Bilton area of Harrogate. Renowned for its strong community feel, excellent schooling and convenient access to a wide range of local amenities, the area offers an excellent choice of shops, supermarkets, cafés and leisure facilities. Regular bus services operate nearby, providing easy access to Harrogate town centre and surrounding areas, whilst beautiful open countryside is also within easy reach. The combination of convenience, schooling and lifestyle amenities makes Bilton a particularly popular choice for families.

The accommodation briefly comprises a welcoming entrance hall with staircase rising to the first floor and a ground floor shower room. To the front elevation is a bright bay-fronted sitting room, whilst to the rear there is a separate dining room overlooking and providing access to the garden. The kitchen is complemented by an adjoining utility area with external access.

To the first floor are three well-proportioned bedrooms, including a particularly spacious principal bedroom with bay window, together with a family bathroom and separate WC.

Externally, the property enjoys a pleasant frontage with a driveway providing ample off-street parking and leading to a detached garage. To the rear is a well-maintained enclosed garden, predominantly laid to lawn with established flower borders, mature planting and patio areas, creating an attractive outdoor space for both families and keen gardeners alike.



Total Area: 85.4 m² ... 920 ft²
All measurements are approximate and for display purposes only.
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