



Guide Price £225,000

- Cottage style semi-detached home
- Two reception rooms
- Two family bedrooms
- Off road car parking
- Excellent rear gardens

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

An attractive cottage style two bedroom semi-detached family home conveniently located within walking distance of an excellent range of amenities and benefiting from off road parking on a side driveway and larger than average rear garden areas.

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General remarks

With brick and rendered elevations under a tiled roof and benefiting from gas fired heating and partial double glazing this cottage style semi-detached family home now offers the scope for the new owners to carry out their own programme of cosmetic improvements.

An entrance vestibule leads to a full depth sitting room with front and rear garden aspects and on the opposite side of the hall a dining room and then the kitchen which again overlooks gardens to the rear.

On the first floor there are two family bedrooms and a house bathroom.

A rare benefit of the property is the side driveway which provides off road visitor car parking alongside ornamental front gardens. To the immediate rear of the property is a raised seating area / sun deck which then leads to

extensive gardens which have been landscaped with a combination of lawns and ornamental borders, and the size of the gardens would enable the extension of the property without detrimentally affecting amenity space on offer.

This is a continually popular neighbourhood on the northern outskirts of Harrogate within close proximity of local shops, highly regarded primary school, public house and public transport into Harrogate town centre.

Directions

From Skipton Road turn into Bilton Lane and bear left into Crab Lane, where the property will be found further along on the right hand side.

what3words loyal.knees.dull

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- Driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

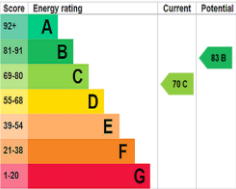
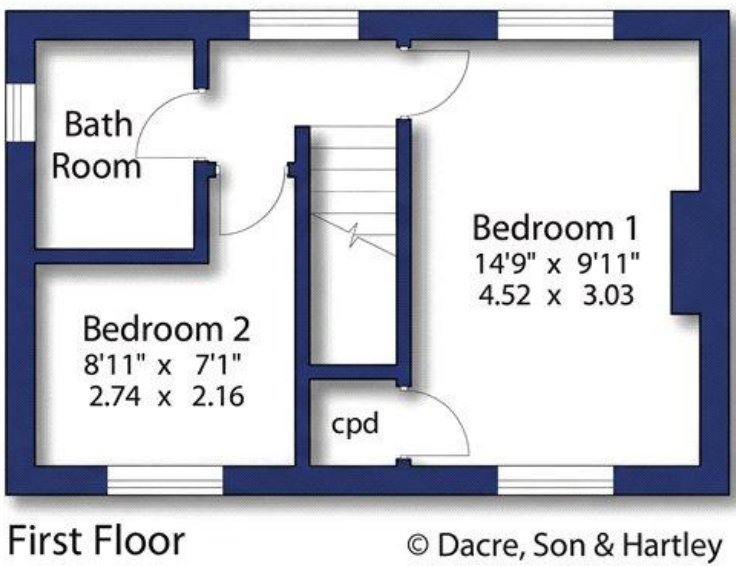
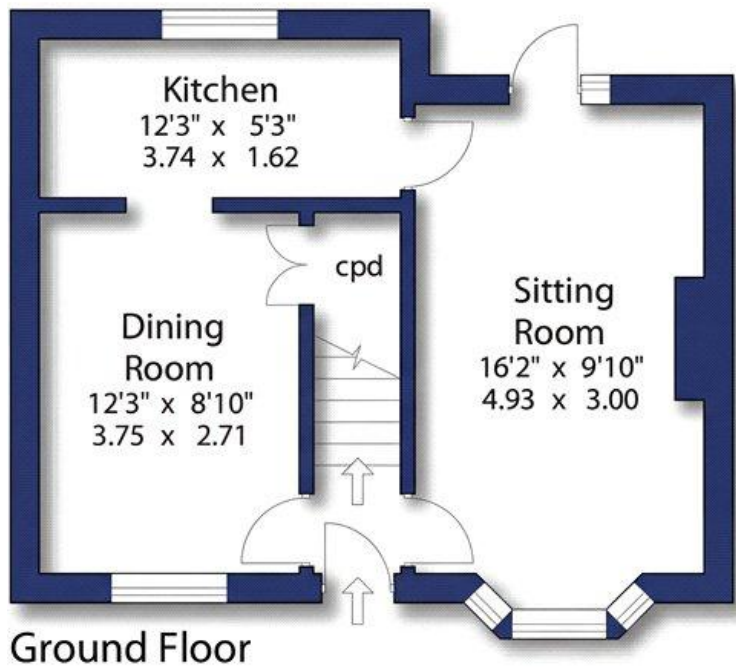
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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