



VERITY
FREARSON

30 CAUTLEY DRIVE, KILLINGHALL, HARROGATE, HG3 2DJ

OFFERS OVER £800,000

30 CAUTLEY DRIVE,

Killinghall, Harrogate, HG3 2DJ

A beautifully presented and deceptively spacious four / five-bedroom detached modern property with good-sized and attractive garden and double garage, situated in this delightful position within the village of Killinghall.

The well-presented accommodation comprises a large sitting room, together with a stunning open-plan living kitchen with glazed doors leading to the garden, study / snug, utility room and cloakroom. On the first floor there are four bedrooms, a bathroom, two en-suite shower rooms, and a dressing room that could easily be adapted to be used as a fifth bedroom, if required. The property occupies a generous plot, having ample off-road parking, a double garage and an attractive rear garden. The property is approximately seven years old and is sold with the remainder of a NHBC guarantee.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · EV Charging Point · Double Garage · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with window to the front.

LIVING KITCHEN

A stunning open-plan living kitchen with space for sitting and dining areas with glazed doors leading to the garden. The kitchen comprises a range of stylish and quality fitted wall and base units with Swedish maple worktops and island with quartz worktops and breakfast bar. Space for range cooker, integrated fridge/freezer and dishwasher. Solid oak flooring.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

SNUG / STUDY

Providing a useful workspace or potential second reception room with window to front.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are four very good-sized bedrooms on the first floor, together with a dressing room. The dressing room could easily be adapted to create a fifth bedroom, if required. The main bedroom and second bedroom both have an en-suite.

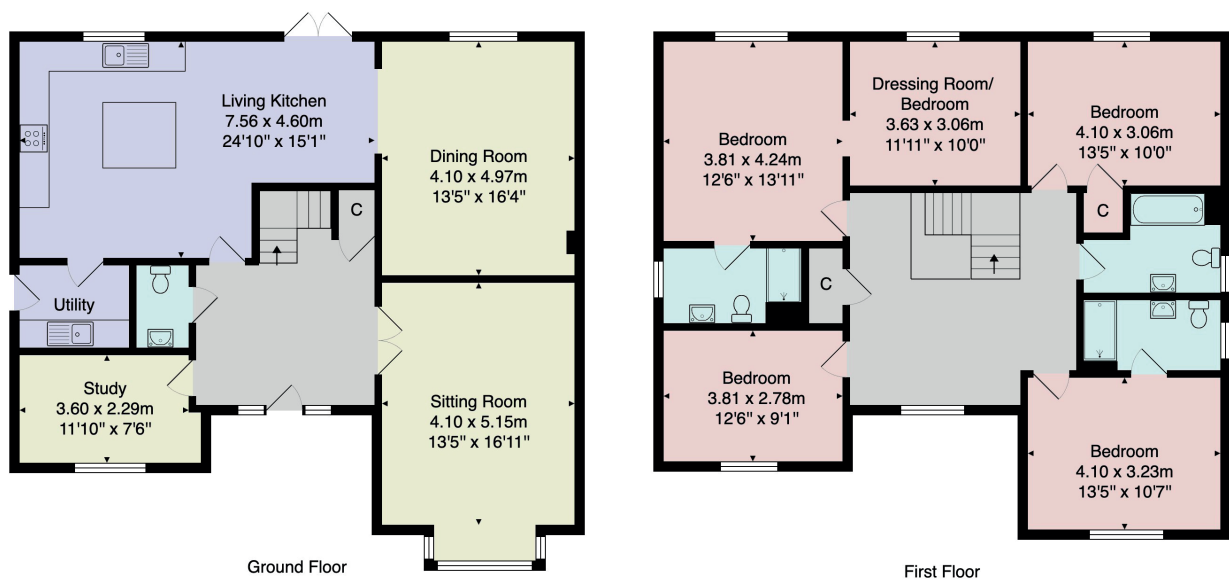
BATHROOMS

There are two en-suite shower rooms, and a bathroom, all have modern white fittings and the main bathroom has a bath with shower over.

LOFT

The loft is boarded and provides useful storage space.

FLOOR PLAN



Total Area: 215.3 m² ... 2318 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

A drive provides generous parking and has electric vehicle charging point and leads to a double garage with light and power. There is an attractive rear garden with lawn, and paved and decked sitting areas.

Location

The property forms part of this desirable modern development which is located within the heart of the desirable village of Killinghall, with excellent local amenities, including convenience store, primary school and regular bus service to Leeds and Ripon and is within just a few minutes' drive of the fashionable spa town of Harrogate.

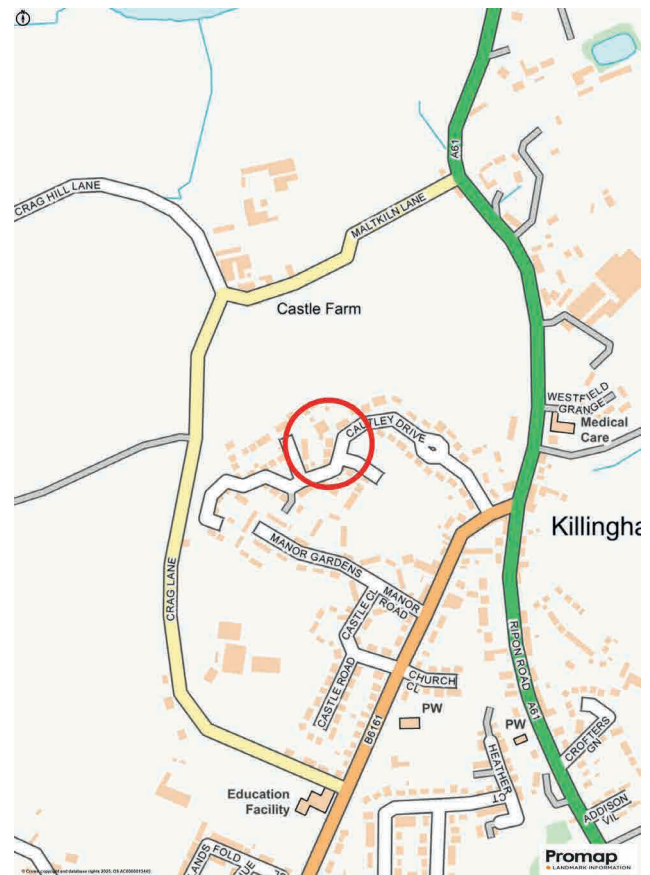
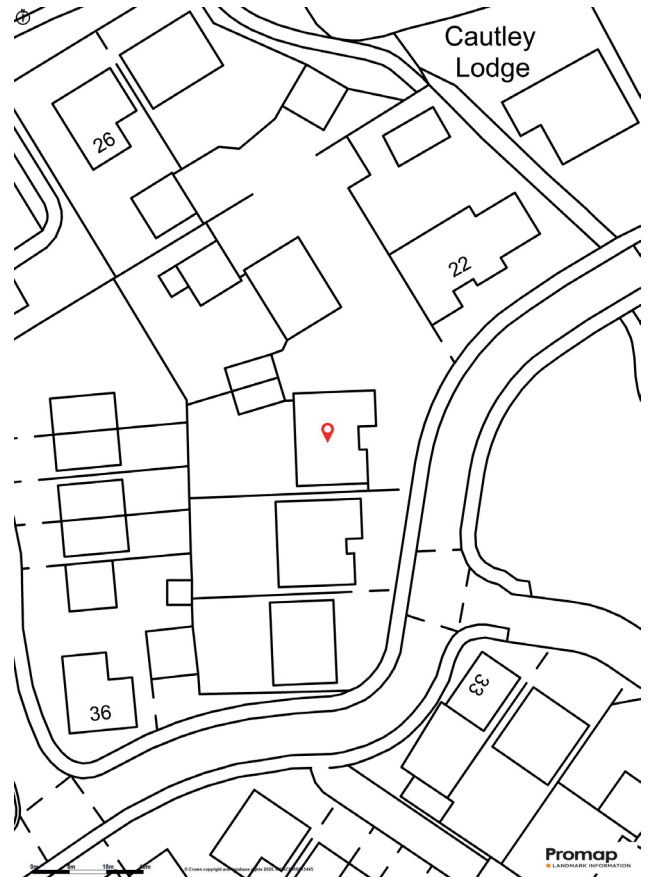
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		92
B (81-91)	87	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

Harrogate

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