



77 Cautley Drive, Killinghall, Harrogate, North Yorkshire, HG3 2DJ

£350,000

Offers Over



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

The well-presented accommodation comprises a stunning open-plan kitchen and living area with glazed doors leading to the garden and downstairs WC. On the first floor there are three bedrooms, a bathroom and stylish en-suite shower room. The property occupies a generous plot, having off-road parking, a single garage and an attractive rear garden.

The property is situated in a delightful position on the end of a quiet cul-de-sac with open aspect to the front over the adjoining countryside, forming part of this popular modern development. A particular feature of this impressive property is its super position, enjoying attractive views to the front across open countryside. Convenient for village amenities and just a short drive from Harrogate town centre. No onward chain.





## GROUND FLOOR ENTRANCE HALL

### KITCHEN & LIVING AREA

A stunning open-plan kitchen and living space with sitting and dining areas and glazed doors leading to the garden. Under-stairs cupboard. The kitchen comprises a range of stylish modern units with gas hob, integrated oven, fridge / freezer and space for free-standing washing machine.

### CLOAKROOM

With WC and washbasin.

## FIRST FLOOR

### BEDROOMS

There are three good-sized bedrooms on the first floor, including the main bedroom with en-suite shower room.

### EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower. Tiled walls and floor.

### BATHROOM

A white modern suite comprising WC, washbasin set atop a vanity unit, and bath with shower above. Tiled walls and floor.

### OUTSIDE

A drive provides parking and leads to a garage. There is a good-sized rear garden with lawn and shed.

### AGENT'S NOTES

The property was built in 2018 and is sold with the remainder of a 10-year guarantee.

The property is freehold.

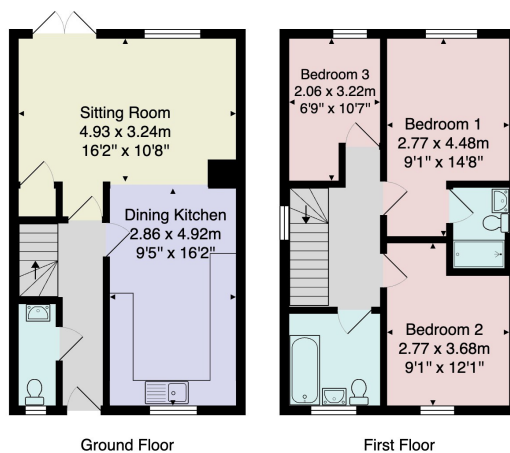
Estate charges payable of approximately £? per annum.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup>

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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