



VERITY
FREARSON

56 CAUTLEY DRIVE, KILLINGHALL, HARROGATE, HG3 2DJ

GUIDE PRICE £525,000

56 CAUTLEY DRIVE, KILLINGHALL,

Harrogate, HG3 2DJ

A beautifully presented and spacious four-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 large sitting room, together with a stunning open-plan dining kitchen with glazed doors leading to the garden, utility room and downstairs WC. On the first floor there are four bedrooms, a bathroom and modern 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 over the adjoining countryside, forming part of this popular modern development.

The property is approximately five years old and is sold with the remainder of a NHBC guarantee. A particular feature of this impressive property is its super position, enjoying attractive views to the front directly across the open countryside. Convenient for village amenities and just a short drive from Harrogate town centre.



Sitting Room · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with bay window to front and fitted shutters.

DINING KITCHEN

With space for dining area and glazed doors leading to the garden. Gas hob, integrated to double oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Integrated washing machine and space for a tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR **BEDROOMS**

There are four good-sized bedrooms on the first floor. The main bedroom has an ensuite.

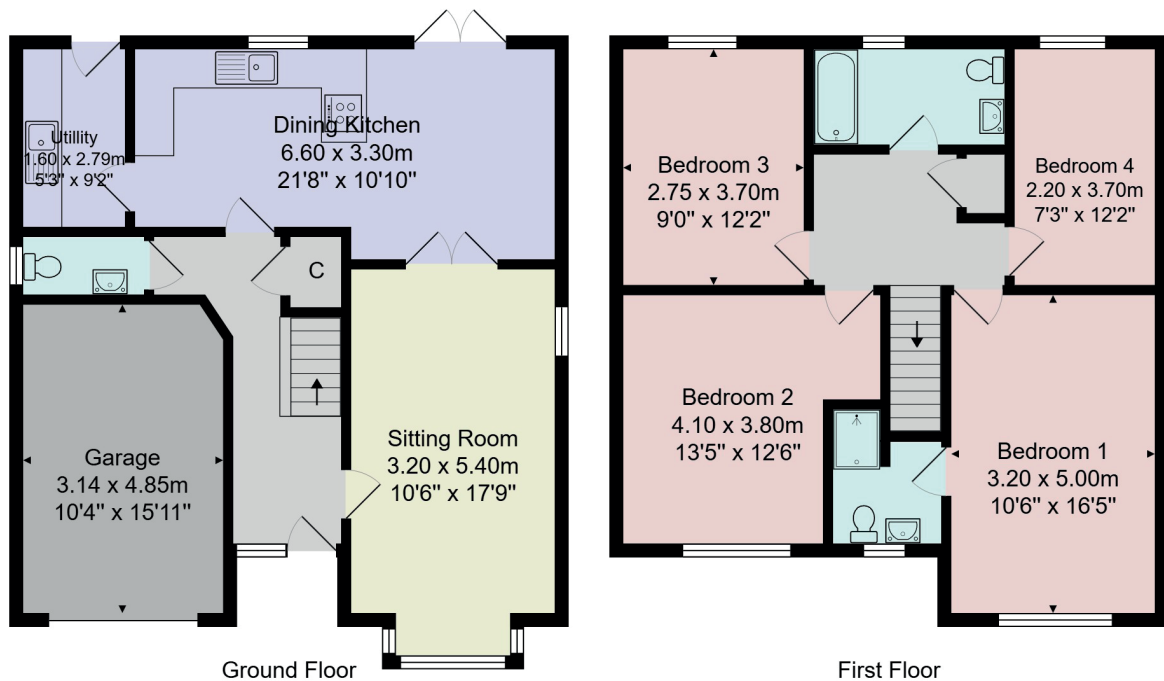
EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and shower. Tiled walls and floor.

BATHROOM

With WC, washbasin set within a vanity unit, and bath. Heated towel rail. Tiled walls and floor.

FLOOR PLAN



Total Area: 141.5 m² ... 1523 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 driveway provide provides parking and leads to a single garage. To the rear there is an attractive garden with lawn and patio.

Agent's Note

This modern property forms part of a new development and is approximately five years old. The property is sold with the remainder of a 10-year builder's guarantee.

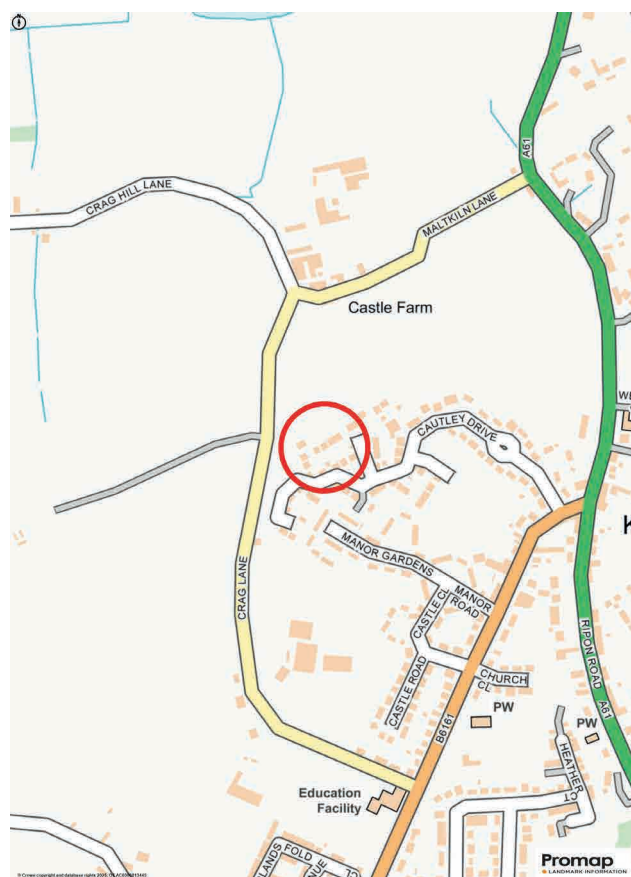
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		93
B (81-91)	84	
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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