



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

£480,000

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A well-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 property is approximately five years old and is sold with the remainder of a NHBC guarantee. A particular feature of this impressive property is the private lawned gardens and attractive views across the open countryside. This superb property enjoys a superb position in this popular village, just five minutes' drive into Harrogate town centre and associated amenities.

The well-presented accommodation benefits from gas central heating, uPVC double glazing and modern kitchen and bathroom fittings.





GROUND FLOOR

ENTRANCE HALL

uPVC door to the front, central heating radiator and under-stairs storage.

CLOAKROOM

With WC and washbasin. Central heating radiator, tiled floor, mirror and extractor fan.

LOUNGE

Double-glazed bay window to the front, central heating radiator and double doors to the hall.

DINING KITCHEN

Double-glazed window to the rear, double doors to the rear garden, integrated oven, dishwasher, fridge / freezer and washing machine. Extractor fan, 1½-bowl sink and drainer, gas hob. Tiled floor and two central heating radiators.

FIRST FLOOR

LANDING

Double-glazed window to the front, central heating radiator, cupboard housing the water tank. Access via a loft ladder to the boarded loft space which has lighting.

BEDROOM 1

Double-glazed window to the front, central heating radiator. Fitted wardrobe with sliding doors.

EN SUITE SHOWER ROOM

Double-glazed window to the side and central heating radiator. Shower, washbasin and WC. Part-tiled walls and tiled floor.

BEDROOM 2

Double-glazed window to the front and central heating radiator.

BEDROOM 3

Double-glazed window to the rear with picturesque views of the countryside. Central heating radiator.

BEDROOM 4

Double-glazed window to the rear with countryside views. Central heating radiator.

BATHROOM

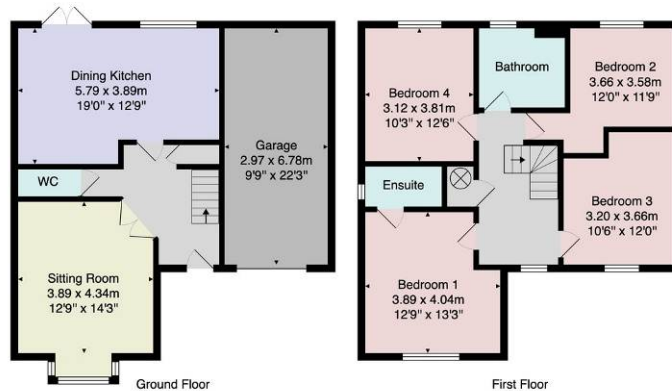
Double-glazed window. Bath with shower over, washbasin and WC. Extractor, part-tiled walls, tiled floor and central heating radiator.

OUTSIDE

Driveway provides off-road parking and leads to a garage with up-and-over door (9' 11" max x 22' 7" max) which houses the central heating boiler. Access door from the garage to the garden, lighting. Attractive and private lawned gardens.

Tenure - Freehold

Council Tax Band - F



Total Area: 141.8 m² ... 1527 ft²
 All measurements are approximate and for display purposes only.
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