



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**71 CAUTLEY DRIVE  
KILLINGHALL, HG3 2DJ**

**£2,750 PCM**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

## 71 CAUTLEY DRIVE | KILLINGHALL | HG3 2DJ

An immaculate 4 bedroom modern detached family home situated in the heart of the popular village of Killinghall, only 1 mile from Ripley and less than 3 miles from Harrogate. This stunning home is next to the open countryside and enjoys far reaching views, it can be offered unfurnished or furnished throughout.

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Entrance Hall | Living Room | Kitchen/Breakfast Room | Dining Room | Study | Utility | Cloakroom/WC

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Four Bedrooms | En-Suite | House Bathroom | Gardens | Garage

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Available 1 December 2024 | Returnable Bond £3,173.07

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Furnished/Unfurnished

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No Smokers/Pets | Energy Rating: B | Council Tax: F - £3,255.19



The property sits on a corner plot and has lawned gardens, flagged patios, further patio area for outdoor entertaining with a pergola and side driveway leading to a single garage.

The attractive village of Killinghall is ideally located for commuters and those who want to easily reach a vast number of major towns and cities nearby. It offers simple access to the A61 and A1(M), and Harrogate rail station a few minutes' drive away, as well as a range of amenities including Killinghall CE Primary School, Tesco Express, recreational area and a regular bus network into Harrogate & Ripon on the Ripon Road.

