



This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.

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.



**27 CAUTLEY DRIVE, KILLINGHALL, HG3 2DJ**  
**£4,000 PCM**



## 27 CAUTLEY DRIVE | HARROGATE | HG3 2DJ

A recently constructed brick built detached family property located in this favoured village to the north side of Harrogate, the town centre only a short distance away and forming part of a new development of similar style properties.

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Entrance Hall | Living Room | Dining Kitchen | Utility Room | Cloakroom/wc

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Five Bedrooms | Two En-Suite | House Bathroom

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Garage | Driveway | Gardens

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Available Now | Returnable Bond £4,615.38

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Unfurnished | No Smokers/Pets | Energy Rating: B | Council Tax: G



The property has the benefit of double glazing, along with a fabulous kitchen and bathrooms. The well planned accommodation in brief comprises: an entrance hall, ground floor cloakroom, living room, large open plan dining/sitting room and kitchen and separate utility room.

To the first floor are five bedrooms, two with en-suite and separate house bathroom.

There is an integral double garage and gardens to the front and rear.

