



## 56 Cautley Drive, Killinghall

Harrogate

Offers in Region of £515,000



# MYRINGS





## 56 Cautley Drive

Killinghall, Harrogate

A beautifully presented four-bedroom detached home built in 2019, thoughtfully arranged over two floors and featuring good sized private rear lawned gardens, flagged patios, private front driveway for two vehicles and attached single garage. Ideally located within the sought-after Northern village of Killinghall within a short walk of the shops, primary school and about a 15 minute drive of Harrogate town centre.

Council Tax band: F

Tenure: Freehold

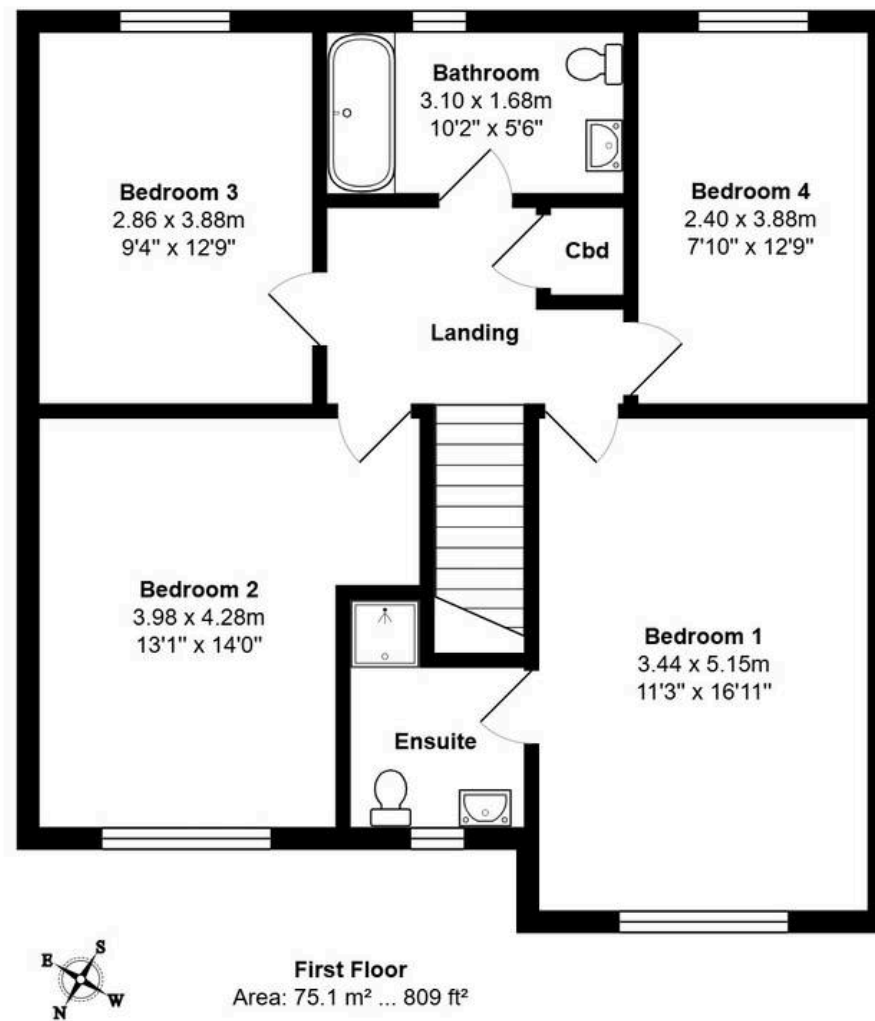
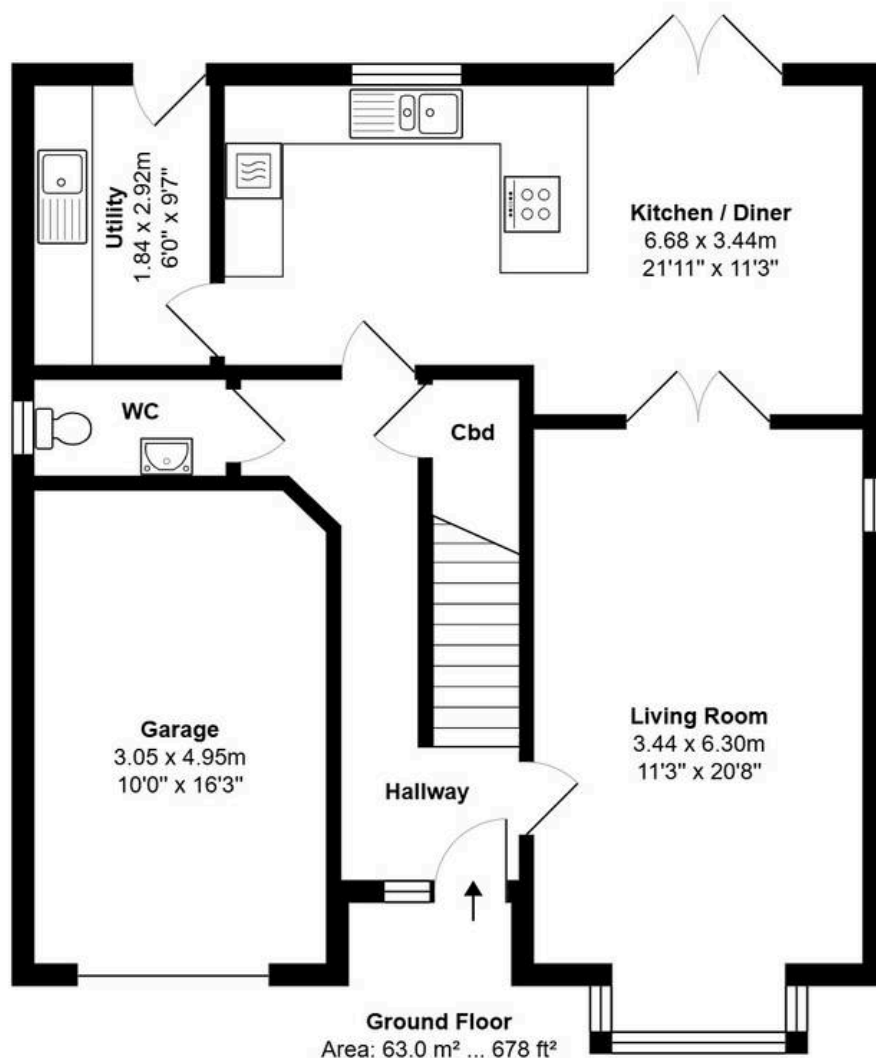
- QUIET SET BACK POSITION IN DEVELOPMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN FAMILY BATHROOM, EN-SUITE SHOWER & DOWNSTAIRS WC
- PRIVATE DRIVEWAY FOR 2 CARS & SINGLE GARAGE
- 4 DOUBLE BEDROOMS
- VIEWS ACROSS OPEN COUNTRYSIDE



MYRINGS







Total Area: 138.1 m<sup>2</sup> ... 1487 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.









## Myrings Estate Agents

Myrings Estate Agents Ltd, 10 Princes Square - HG1 1LX

01423

566400

▪ [enquiries@myringsestateagents.com](mailto:enquiries@myringsestateagents.com) ▪ <http://myringsestateagents.com/>

