



## Cautley Drive, Killinghall, Harrogate, HG3 2DJ

- NO ONWARD CHAIN
- Two generous double bedrooms, both benefiting from fitted wardrobes
- Full shower room complemented by a separate WC for added convenience
- Driveway parking for multiple vehicles and a garage for storage
- Early viewing highly recommended
- Detached bungalow situated in the popular village of Killinghall
- Well-presented accommodation offering comfortable single-level living
- Private rear garden providing a peaceful outdoor retreat
- Convenient access to public transport links and surrounding areas
- Council Tax Band E



**Guide Price £425,000**

# Cautley Drive, Killinghall, Harrogate, HG3 2DJ

## DESCRIPTION

NO ONWARD CHAIN. Located in Killinghall, this detached bungalow on Cautley Drive offers a perfect blend of comfort and convenience. With two spacious double bedrooms, both featuring fitted wardrobes, this home is ideal for those seeking ample storage and a restful retreat. The property boasts a well-appointed full shower room, complemented by a separate WC, ensuring practicality for everyday living.

The open lounge and dining area create a welcoming space, perfect for entertaining guests or enjoying quiet evenings at home. Natural light floods the room, enhancing the inviting atmosphere. The bungalow also benefits from a garage, providing additional storage options, and a driveway that accommodates up to three vehicles, making parking a breeze.

Step outside to discover a private rear garden, an ideal spot for relaxation or outdoor activities. The garden offers a tranquil escape, perfect for enjoying the fresh air and sunshine.

Conveniently located near public transport links, this property ensures easy access to Harrogate town centre, where you can explore a variety of shops, restaurants, and local amenities. This bungalow presents an excellent opportunity for those looking to enjoy a peaceful lifestyle while remaining close to the vibrant heart of Harrogate. Don't miss the chance to make this lovely home your own.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

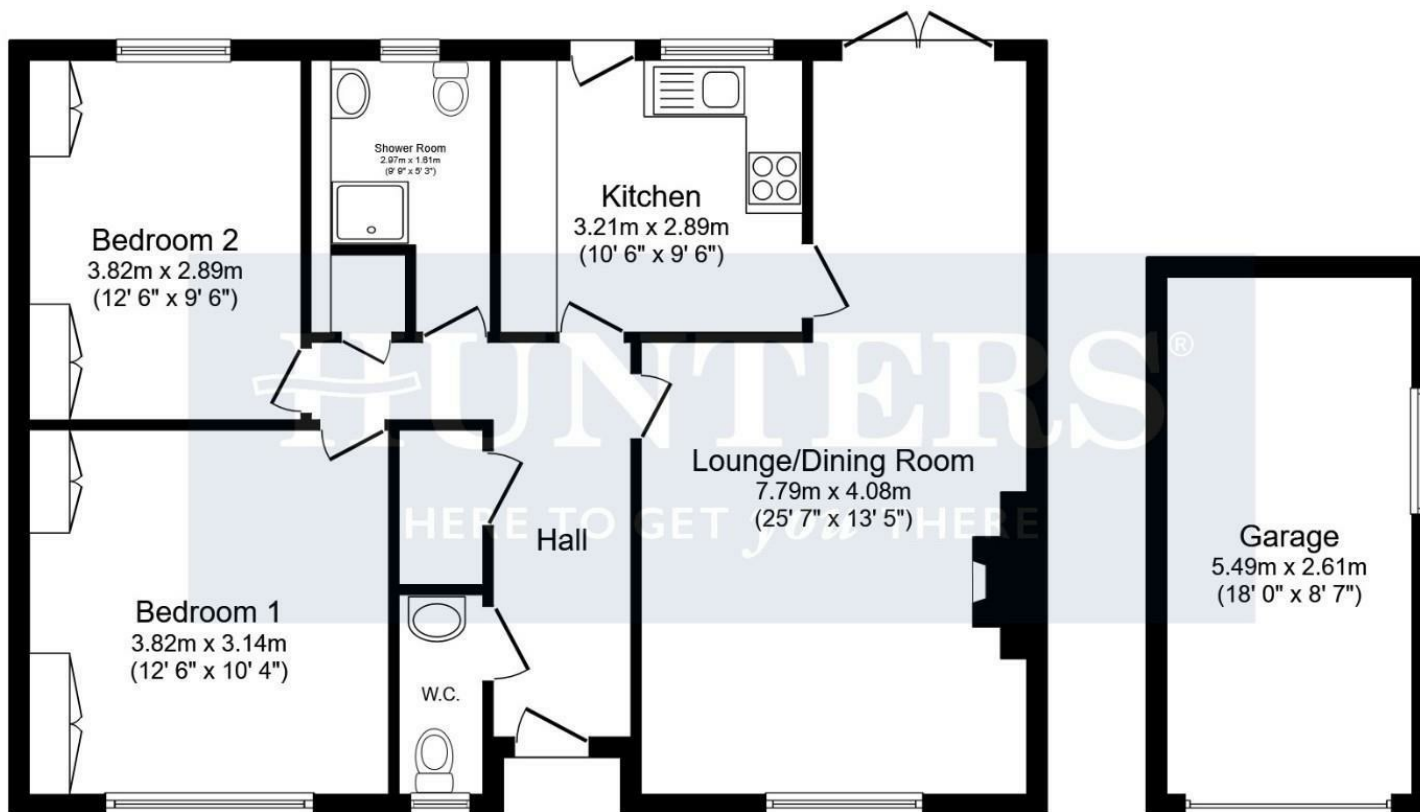
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E







**Floor Plan**

**Garage**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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