

FOR SALE



Cautley Drive, Killinghall, HG3 2DJ
Asking Price Of £500,000



- Sought after village location
- Three-bedroom detached bungalow
- Generous plot with mature gardens
- Opportunity to modernise and add value
- Large garage and separate workshop
- Driveway parking for multiple vehicles
- Large boarded loft providing excellent storage
- Spacious living room opening to dining room
- Conservatory overlooking the garden
- Separate WC and family bathroom



Occupying a generous plot within the ever-popular village of Killinghall, this detached three-bedroom bungalow presents a fantastic opportunity to acquire a spacious home with mature gardens, extensive parking, and excellent potential for further enhancement. Well maintained and perfectly liveable in its current condition, the property would nevertheless benefit from a programme of modernisation, allowing an incoming purchaser to create a home tailored to their own tastes and requirements.

The accommodation extends to over 1,500 sq ft including the garage and workshop and is arranged around a practical central hallway.

Of particular note is the impressive living room, a wonderfully proportioned reception space that flows naturally through to the adjoining dining room, creating an excellent environment for both everyday living and entertaining. The kitchen sits conveniently between the dining room and conservatory, while the conservatory itself provides valuable additional living space, enjoying pleasant views over the gardens and creating a seamless connection between the indoors and outdoors throughout the seasons.

There are three bedrooms, including two generous double rooms and a versatile third bedroom which could equally serve as a home office or study. The bathroom is complemented by a separate WC, adding further practicality for family life and visiting guests. The current layout works well as it stands, though the overall footprint offers exciting scope for reconfiguration or extension, subject to any necessary consents, enabling a new owner to adapt the accommodation to suit their lifestyle.

One of the property's standout features is the exceptional amount of outside space. The mature gardens provide a wonderful sense of privacy and are filled with established planting, creating an attractive setting around the home. A driveway offers off-street parking for multiple vehicles and leads to a substantial garage and adjoining workshop, ideal for hobbyists, storage, or those requiring dedicated workspace. In addition, a large boarded attic provides extensive

storage capacity rarely found in properties of this type.

Killinghall remains one of the most sought-after villages on the northern outskirts of Harrogate, offering an excellent balance of village character and everyday convenience. The location is particularly well placed for commuters, with easy access to Ripon, the A61 and the wider regional road network, while the surrounding Nidderdale countryside offers an abundance of walking and outdoor pursuits right on the doorstep.

A property of genuine potential, occupying a generous plot in a highly regarded village location, offering spacious accommodation & mature gardens.

Further useful information regarding this wonderful property includes:

Tenure: Freehold
Council Tax Band: F

EPC Rating: 56 80

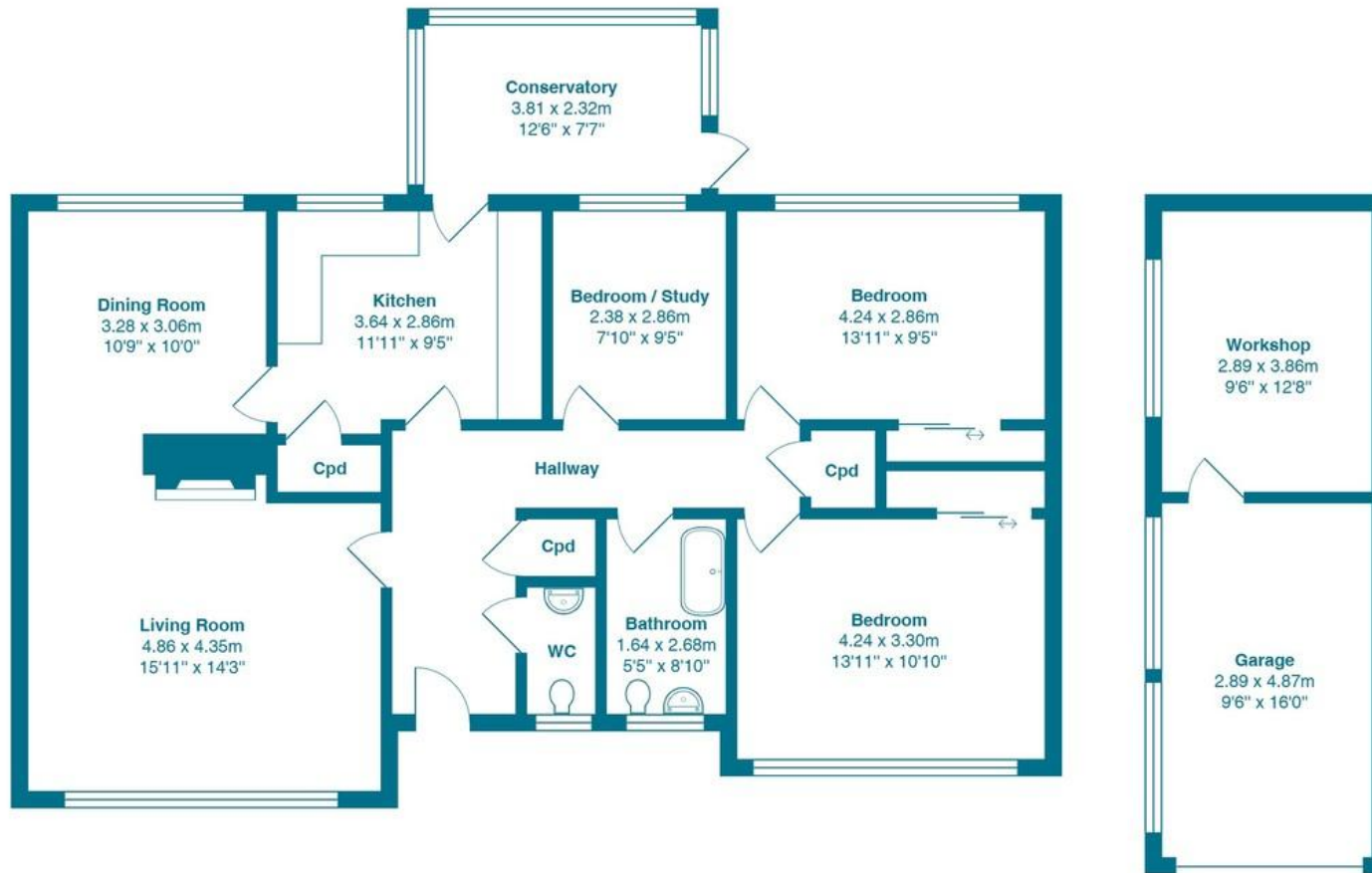
Services: Mains electricity, gas, and water

Broadband availability: Full fibre to the cabinet with estimated speeds up to 760 Mbps

Mobile Coverage: O2, Vodafone, Three & EE
TV & Satellite availability: Freeview, Sky & BT

Flood Risk: Very low risk





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Total Area: 140.3 m² ... 1510 ft² Including Garage

All measurements are approximate and for display purposes only

Martin & Co Harrogate

5 Raglan Street •• Harrogate • HG1 1LE
T: 01423565556 • E: harrogate@martinco.com

01423 565556

<http://www.martinco.com>

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