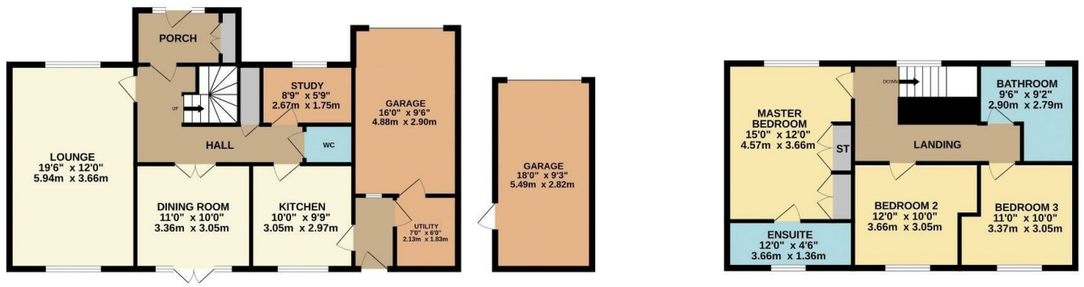
Floor Plan

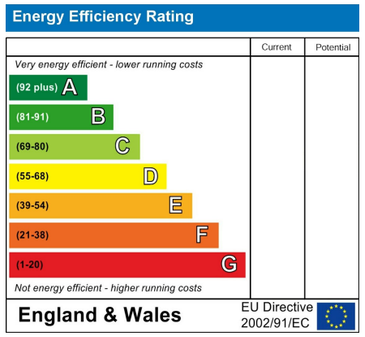
GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.

1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed from Harrogate into Killinghall and at the Tesco Express turn left onto Otley Road. Turn first right onto Cautley Drive where the property is easily found on the right hand side.

Council Tax Band F Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

£625,000

12 Cautley Drive, Killinghall, Harrogate, HG3 2DJ

3 Bedroom House - Detached

A beautifully presented three bedroom detached house offering two garages and a delightful enclosed garden located in this ever popular village close to Harrogate.

HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating this well planned home offers an entrance vestibule with useful storage cupboard. An inviting hallway offers further storage. There is a guest cloakroom/WC.

A spacious lounge offers a living flame gas fire and range of useful storage cupboards. There is a separate dining room with double opening patio doors providing access to the rear features gardens. The property offers a study which overlooks the front garden.

There is a fitted kitchen with integrated appliances and separate utility room that leads to a single garage with a remotely controlled up and over entrance door. Additionally, there is another single detached garage.

At first floor, there is a Master bedroom with a good range of fitted wardrobes and en-suite shower room. There are two further double bedrooms and a family bathroom that incorporates a bath and shower stall (currently not working).

Outside there is ample off street parking leading to the two garages. There are well kept gardens that are enclosed to the rear and offer lawned areas with maturing flowerbeds. Finally there is a timber summer house.

Killinghall is a popular village that Feature is a Tesco express, bus route to Harrogate/Leeds and Ripon, cricket club and primary School.