



VERITY
FREARSON

54 CAUTLEY DRIVE, KILLINGHALL, HG3 2DJ

OFFERS OVER £550,000

54 CAUTLEY DRIVE,

Killinghall, HG3 2DJ

A beautifully presented and spacious four bedroomed detached modern property, with good sized and attractive garden and detached garage, situated in this delightful position within the village of Killinghall.

The well presented accommodation comprises a large sitting room together with a stunning open plan dining kitchen with glazed doors leading to the garden, a study/snug, utility and downstairs WC. On the first floor there are four bedrooms, a bathroom and ensuite shower room. The property occupies a generous plot, having off-road parking, a detached single garage and an attractive rear garden. The property is situated in a delightful position on the end of a quiet cul-de-sac with open aspect over the adjoining countryside, forming part of this popular modern development.

The property is approx 5 years old and is sold with the remainder of a NHBC guarantee. A particular feature of this impressive property is its super position, enjoying attractive views to the front directly across the open countryside. Convenient for village amenities and just a short drive from Harrogate town centre. No chain.



Sitting Room · Study/Snug · Dining Kitchen · Cloakroom · Utility

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage · South Facing Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A large reception room with doors leading to the kitchen.

SNUG/STUDY

Providing a useful workspace or additional sitting area.

CLOAKROOM

With WC and basin.

DINING KITCHEN

With a range of fitted units with quartz, worktop, gas hob, double oven, integrated dishwasher and fridge/freezer. Spacious dining area with glazed doors leading to the garden.

UTILITY

With fitted units, worktop and sink. Integrated washing machine.

FIRST FLOOR

BEDROOMS

There are four good sized bedrooms on the first floor. The main bedroom has an ensuite shower room.

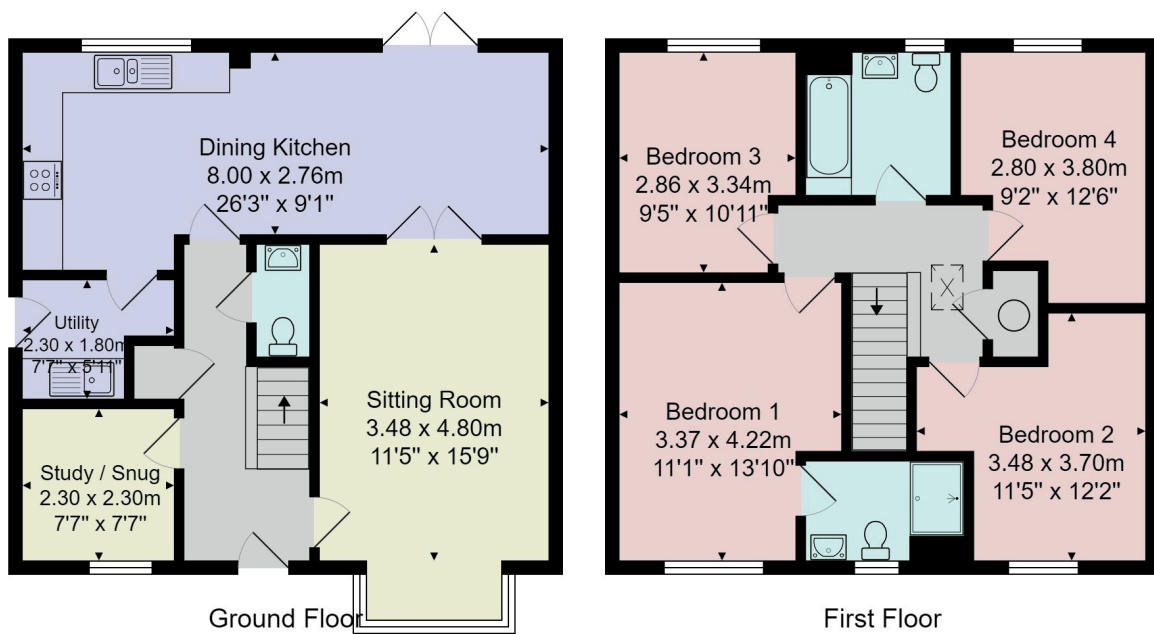
ENSUITE

A white suite with WC, basin and shower. Tiled floor.

BATHROOM

A modern white suite with WC, basin and bath.

FLOOR PLAN



Total Area: 125.4 m² ... 1349 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

The property occupies a generous plot and has off road parking to the front and access to a large detached single garage with light and power. To the rear, there is an attractive south facing garden with lawn and patio.

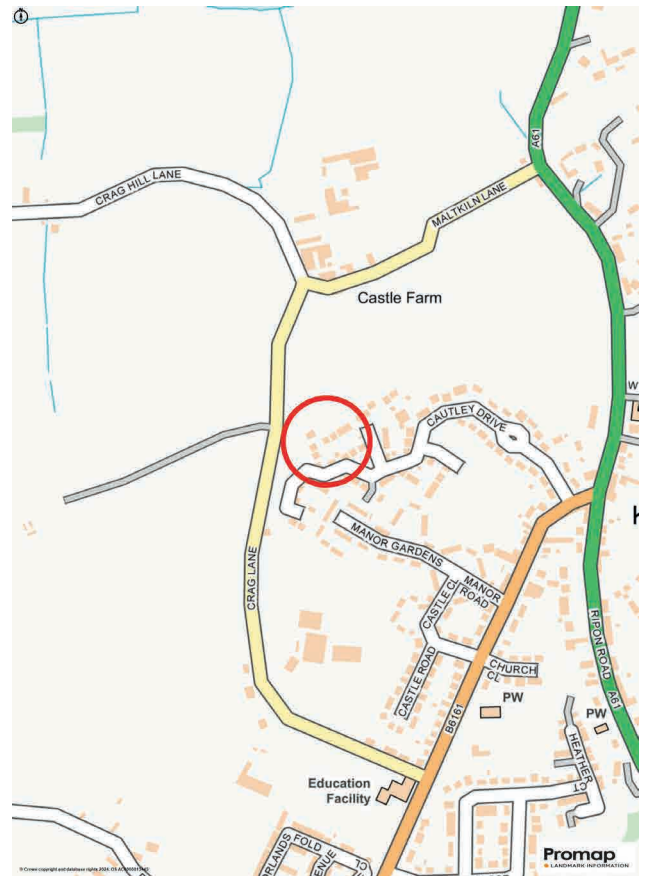
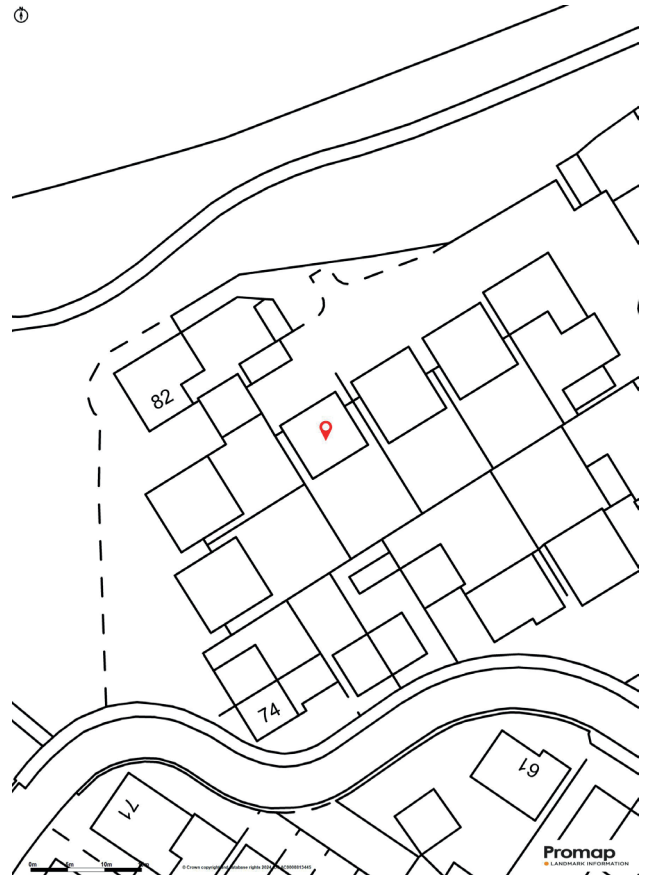
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs.	
A (92+)	84
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs.	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

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