



Cautley Drive, Killinghall, Yorkshire, HG3 2DJ

- Four-bedroom double-fronted detached family home
- Highly desirable Killinghall location
- High-spec finish with stone tiled flooring and integrated appliances
- Separate lounge and dedicated home office
- Driveway parking with electric vehicle charging point
- Prime position overlooking park and open countryside
- Spacious open-plan kitchen/dining area with patio doors
- Four double bedrooms, two with en suites
- Double detached garage with electric door and eaves storage
- Council Tax Band F

Guide Price £825,000



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DESCRIPTION

Located in the highly desirable area of Killinghall, Cautley Drive presents an excellent opportunity to acquire a spacious four-bedroom, double-fronted detached family home, positioned in a prime location overlooking the park and open countryside to the rear, and finished to a high standard throughout. The property offers a well-designed layout, entered via a welcoming hallway with a feature gallery staircase.

The ground floor includes a generous reception room filled with natural light from a bay window, alongside a separate office ideal for home working and a downstairs WC. To the rear is a large open-plan kitchen and dining area, finished to a high specification with stone tiled flooring (with carpeting to the lounge), integrated appliances, quartz worktops, and patio doors leading out to the garden. A separate utility room adds further practicality, with an external door leading to the driveway.

The first floor comprises four double bedrooms accessed from the gallery landing. Two benefit from en suite bathrooms and fitted wardrobes, while the remaining bedrooms are served by a well-appointed house bathroom.

Externally, the property offers excellent parking, including a large double detached garage with an electric remote-controlled door and eaves storage, along with a driveway providing parking for multiple vehicles and an electric vehicle charging point.

The larger-than-average private rear garden is a standout feature, offering two extended patio areas — one positioned behind the garage with an outdoor cooking area — ideal for dining and entertaining. The garden is accessed directly from the kitchen and via a side gate, enhancing indoor-outdoor living, and also benefits from external power points and an outside tap.

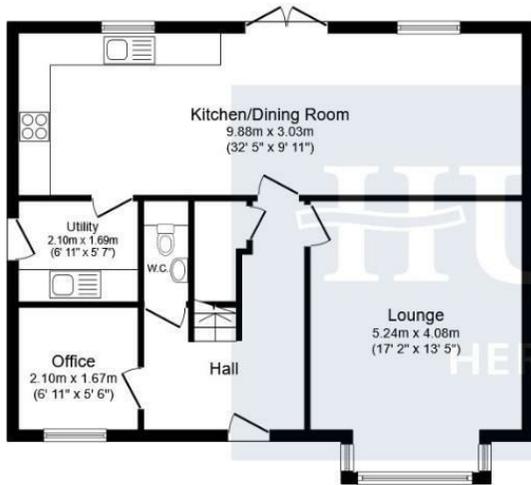
The property is conveniently located close to local schools, transport links, and amenities, and is just a short drive from Harrogate town centre.



EPC
Energy rating B
This property produces 2.3 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: F





Ground Floor



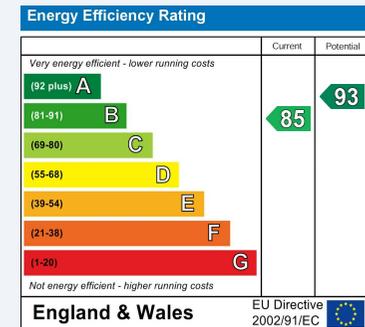
First Floor



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.



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.

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