Hollins Court Hampsthwaite Road, Harrogate, HG1 2JQ

- Two-bedroom second-floor apartment
- Lift access to all floors
- Spacious sitting room
- Two double bedrooms
- Resident parking available
- Purpose-built development
- Private balcony with views
- Modern fitted kitchen
- Single garage included
- Walking distance to Harrogate town centre

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HERE TO GET *you* THERE

Asking Price £180,000

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DESCRIPTION

A well-presented two-bedroom second-floor purpose-built apartment, situated within a well-maintained development just a short walk from Harrogate town centre.

The property offers spacious and well-proportioned accommodation throughout, with the benefit of lift access, a private balcony, a single garage and far-reaching views. The apartment would suit a range of buyers, including first-time buyers, professionals, downsizers or those looking for a low-maintenance home in a convenient location.

The accommodation comprises an entrance hall with useful built-in storage, a generous sitting room with access to the balcony, and a fitted kitchen with a range of wall and base units and work surfaces.

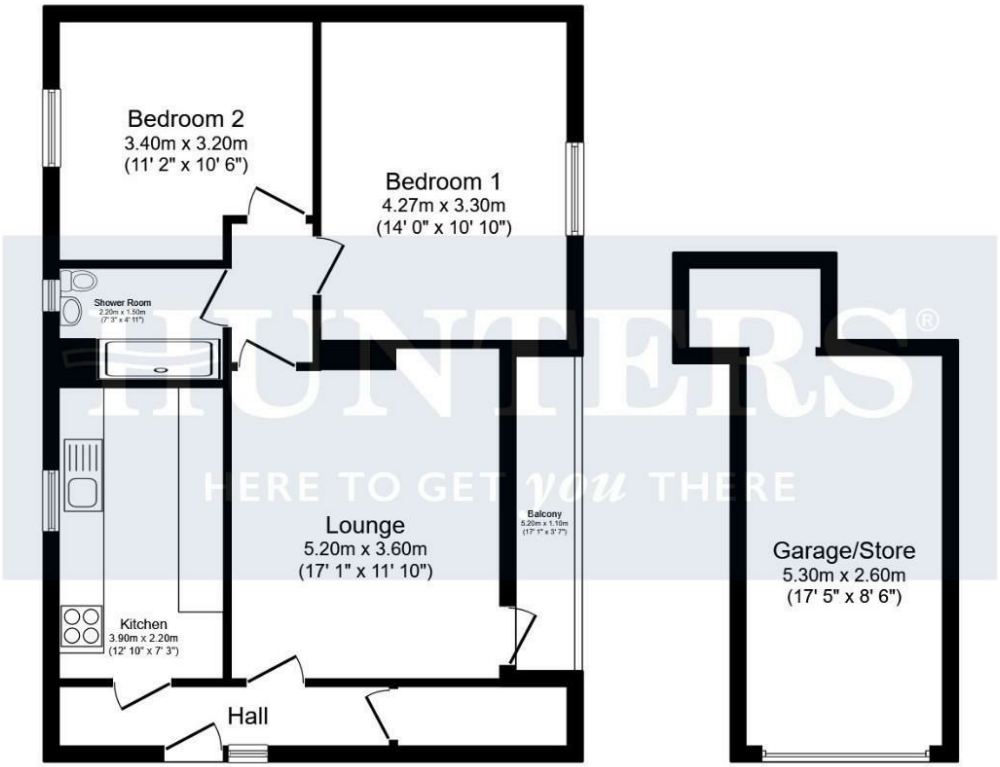
There are two good-sized double bedrooms and a modern bathroom. The apartment also benefits from gas central heating, double glazing throughout and excellent storage space.

The apartment forms part of a well-maintained purpose-built development, with communal gardens to the side and rear, including a picnic seating area. The building is accessed via a spacious communal entrance hall with lift access to all floors.

Externally, the property benefits from a private balcony, single garage and resident parking facilities. There is also pedestrian access directly onto Ripon Road, providing convenient transport links to Harrogate, Leeds and Ripon.

Located within easy walking distance of Harrogate town centre, the property is close to a range of shops, restaurants, cafés, supermarkets and leisure facilities, including the Harrogate Leisure and Wellbeing Hub, which is less than a five-minute walk away.

A well-positioned apartment offering comfortable accommodation, useful facilities and convenient access to local amenities.



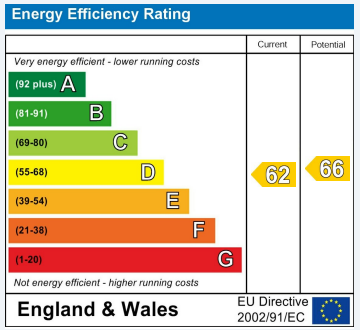
Floor Plan **Outbuilding**

Total floor area 77.6 sq.m. (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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.

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,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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