



Hollins Court, Harrogate, HG1 2JQ

- Spacious two-bedroom top-floor apartment
- Private balcony with far-reaching views
- Excellent transport links
- Modern gas central heating
- Single garage
- Lift access to all floors
- Single garage and resident parking
- Double glazing throughout
- Walking distance to town centre
- Private balcony

Guide Price £198,500



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DESCRIPTION

A spacious two-bedroom top-floor purpose-built apartment, enjoying a peaceful position within a well-maintained development just a short walk from the town centre. Offering generous and well-proportioned accommodation throughout, this apartment benefits from the convenience of lift access, a private balcony, a single garage and attractive far-reaching views, making it an excellent choice for first-time buyers, professionals, downsizers or those seeking a low-maintenance home in a highly convenient location.

The bright and spacious accommodation is thoughtfully arranged and comprises a entrance hall with excellent built-in storage, a generous sitting room providing ample space, well-equipped fitted kitchen with a range of units and work surfaces. There are two good-sized double bedrooms, both offering comfortable accommodation, together with a modern bathroom. The property is further enhanced by gas central heating, double glazing throughout and plentiful storage.

The apartment forms part of an attractive and well-maintained purpose-built development with communal gardens to the side and rear with a picnic seating area. Accessed via a spacious communal entrance hall with the added convenience of lift access to all floors. Externally, the property benefits from a private balcony, ideal for enjoying the elevated outlook, together with a single garage and access to resident parking. The development also provides convenient pedestrian access directly onto Ripon Road, where regular transport links offer easy connections to Harrogate, Leeds and Ripon.

Combining generous living space, excellent presentation and a sought-after location within easy walking distance of Harrogate's wide range of shops, restaurants, cafés, supermarkets and leisure facilities including Harrogate Leisure and Wellbeing Hub less than a 5 minuet walk away. This is a superb opportunity to acquire a stylish and low-maintenance apartment in one of the town's most convenient residential settings.

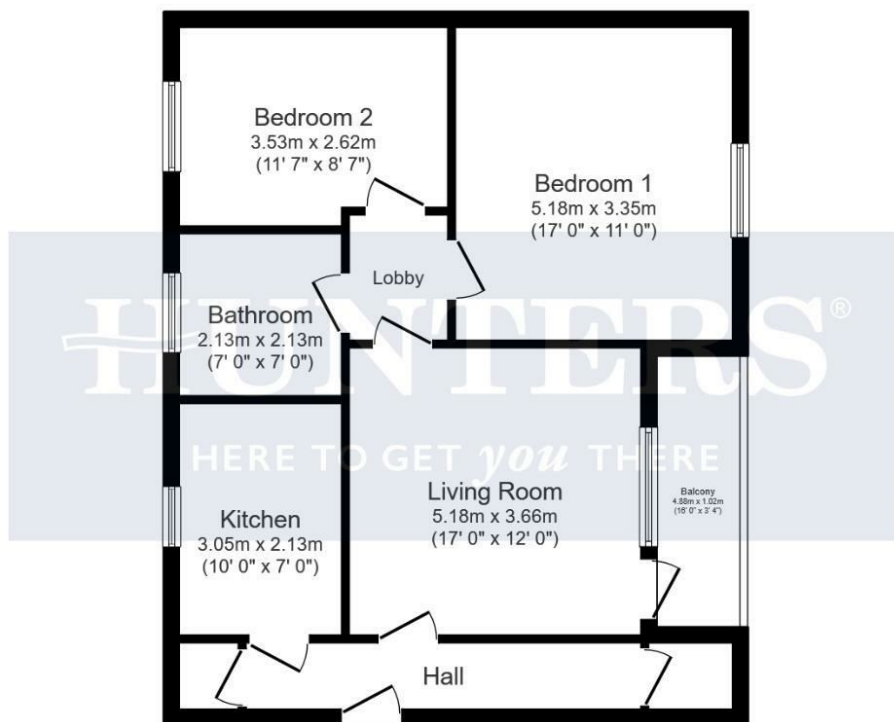


Service Charge: The service charge for the last 12 months was **£2,040**, payable in two six-monthly instalments of **£1,020**.

Ground Rent: Ground rent is provided for within the lease; however, it is not currently collected as the freehold is owned by the management company. Please note that this arrangement is subject to the management company's discretion and cannot be guaranteed to continue in the future.



6, Hollins Court Hampsthwaite Road, Harrogate, HG1 2JQ, GB



Floor Plan

Total floor area: 60.5 sq.m. (651 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io



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.

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.

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

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.



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