







Hollins Hall, Killinghall, Harrogate, HG3 2WY

- Exclusive over-55s development set within beautiful open countryside.
- Principal bedroom with fitted wardrobes and modern en-suite shower room.
- Generous lounge and dining area, ideal for entertaining.
- Private patio area overlooking the surrounding landscape.
- Access to excellent on-site facilities, including a swimming pool, gym, library, bar and restaurant.
- Spacious two-bedroom home with stunning countryside views.
- Newly fitted contemporary kitchen with integrated appliances.
- Stylish modern house bathroom and separate utility area.
- Allocated undercover parking space.
- EPC D

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Guide Price £300,000

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DESCRIPTION

A beautifully presented two-bedroom home forming part of the exclusive Hollins Hall development for the over-55s, enjoying stunning countryside views and excellent on-site facilities.

The accommodation comprises a spacious principal bedroom with fitted wardrobes and a modern en-suite shower room, a further double bedroom, and a stylish house bathroom. The generous lounge/dining room provides an excellent space for both relaxing and entertaining, while the newly fitted contemporary kitchen features integrated appliances and high-quality finishes. A separate utility area adds further practicality.

Externally, the property benefits from a private patio area overlooking the surrounding countryside and an allocated undercover parking space.

Hollins Hall is set amidst attractive open countryside approximately three miles from Harrogate town centre. The nearby villages of Hampsthwaite and Killinghall provide local amenities, and there is a regular bus service into Harrogate.

This bespoke development offers high-quality homes designed specifically for residents aged 55 and over. The peaceful setting is complemented by gas-fired central heating, double glazing, quality kitchen and bathroom fittings, neutral décor throughout, and access to warden assistance for those who require additional support.

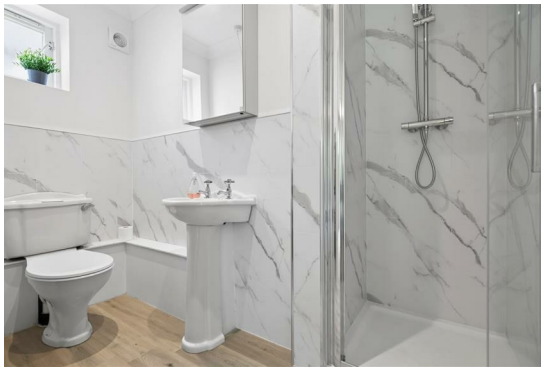
Residents enjoy an excellent range of leisure and lifestyle facilities, including a health and wellbeing centre with swimming pool, gym equipment and regular exercise classes, a library, guest accommodation, and restaurant facilities available to book in advance (subject to availability).

The shared amenities, including the bar, restaurant, residents' lounge and swimming pool, are located within the main hall. Visitors are welcome to enjoy the facilities within Hollins Hall Village.









Tenure: Leasehold Lease Term: 125 years from 1 March 1999
approximately 98 years remaining
Service Charge: £1,158.96 per month
Ground Rent: £200 per annum
Figures provided by the vendor and should be verified by a purchaser's solicitor during the conveyancing process

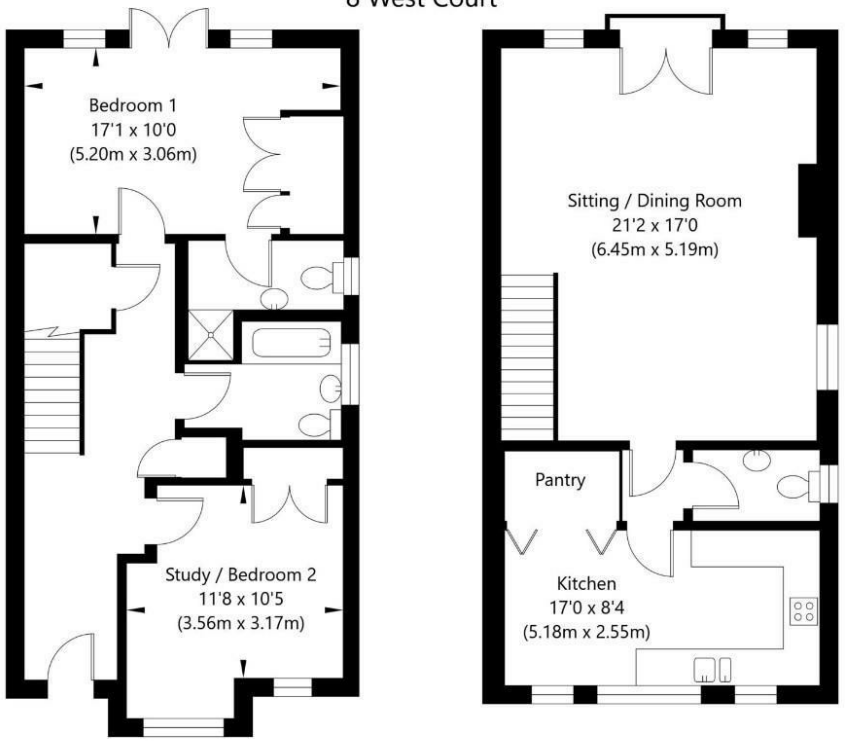








8 West Court



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 596 SQ FT / 55.37 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 584 SQ FT / 54.29 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1180 SQ FT / 109.66 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Viewings

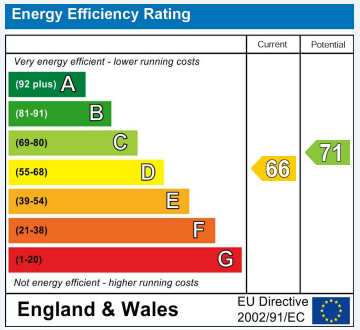
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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