



## Hollins Hall, Killinghall, Harrogate, HG3 2WY

- NO ONWARD CHAIN
- Set in approximately fifteen acres of beautifully landscaped communal grounds
- Main bedroom has the benefit of a private en suite bathroom
- Resident parking provided for convenience and ease of access
- Early viewing highly recommended
- Located within the highly regarded Hollins Hall Retirement Village for the over 55s
- First floor apartment with a stair lift
- Well-maintained development promoting a peaceful and secure community lifestyle
- Easy access to nearby Harrogate and its wider transport links and attractions
- Council Tax Band F

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HERE TO GET *you* THERE

**Guide Price £100,000**

# Hollins Hall, Killinghall, Harrogate, HG3 2WY

## DESCRIPTION

NO ONWARD CHAIN. Situated within the serene Hollins Hall Retirement Village in Killinghall, this delightful apartment offers a perfect blend of comfort and community for those aged over 55. Set amidst fifteen acres of beautifully landscaped grounds, residents can enjoy breathtaking views of the Yorkshire Dales, creating a tranquil environment that promotes relaxation and well-being.

The apartment features two spacious double bedrooms, with the main bedroom benefiting from an en suite bathroom, ensuring privacy and convenience. The open-plan lounge and dining area is generously sized, providing an ideal space for entertaining guests or simply enjoying a quiet evening at home.

Residents will appreciate the range of high-quality amenities available within the village, including a swimming pool, exercise room, communal lounge, and a private restaurant, all designed to enhance the lifestyle of those living here. Additionally, parking is provided for residents, ensuring ease of access to the property.

Conveniently located close to local amenities and public transport links, this apartment not only offers a peaceful retreat but also easy access to the vibrant community of Harrogate. This property is an excellent opportunity for those seeking a supportive and engaging living environment in a picturesque setting.

EPC

Energy rating D

This property produces 4.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

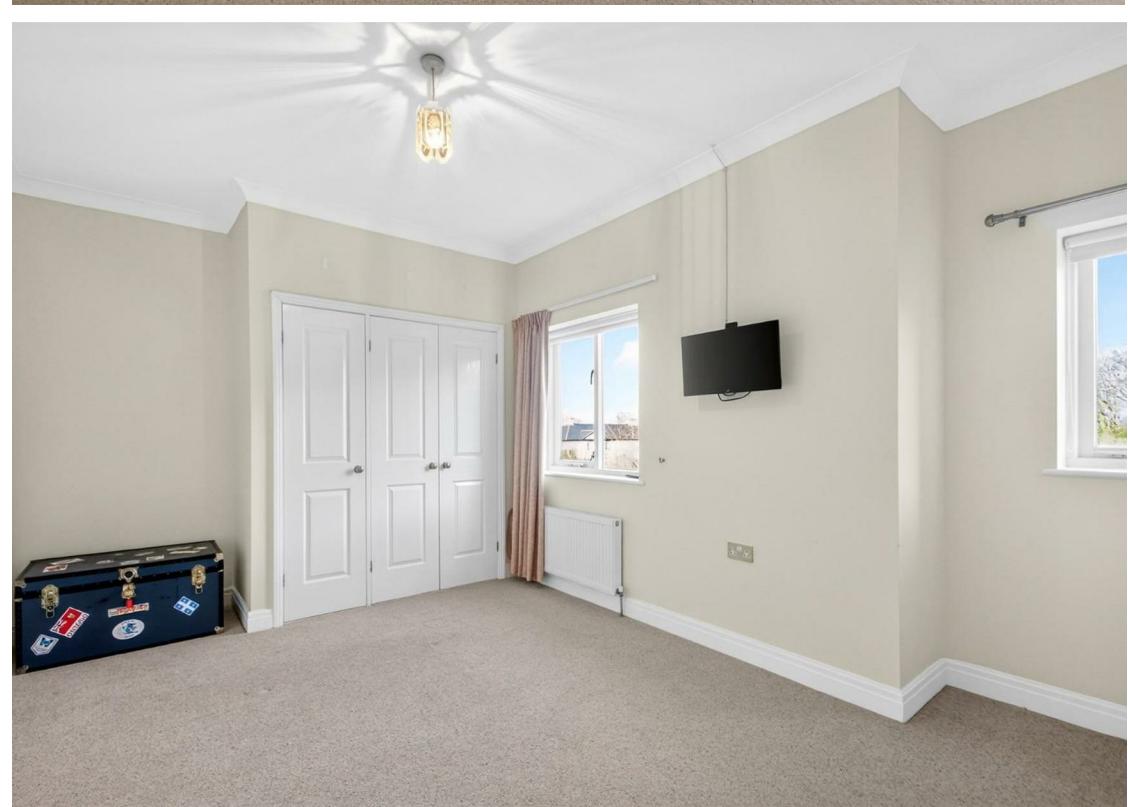
Leasehold Years remaining on lease: 98

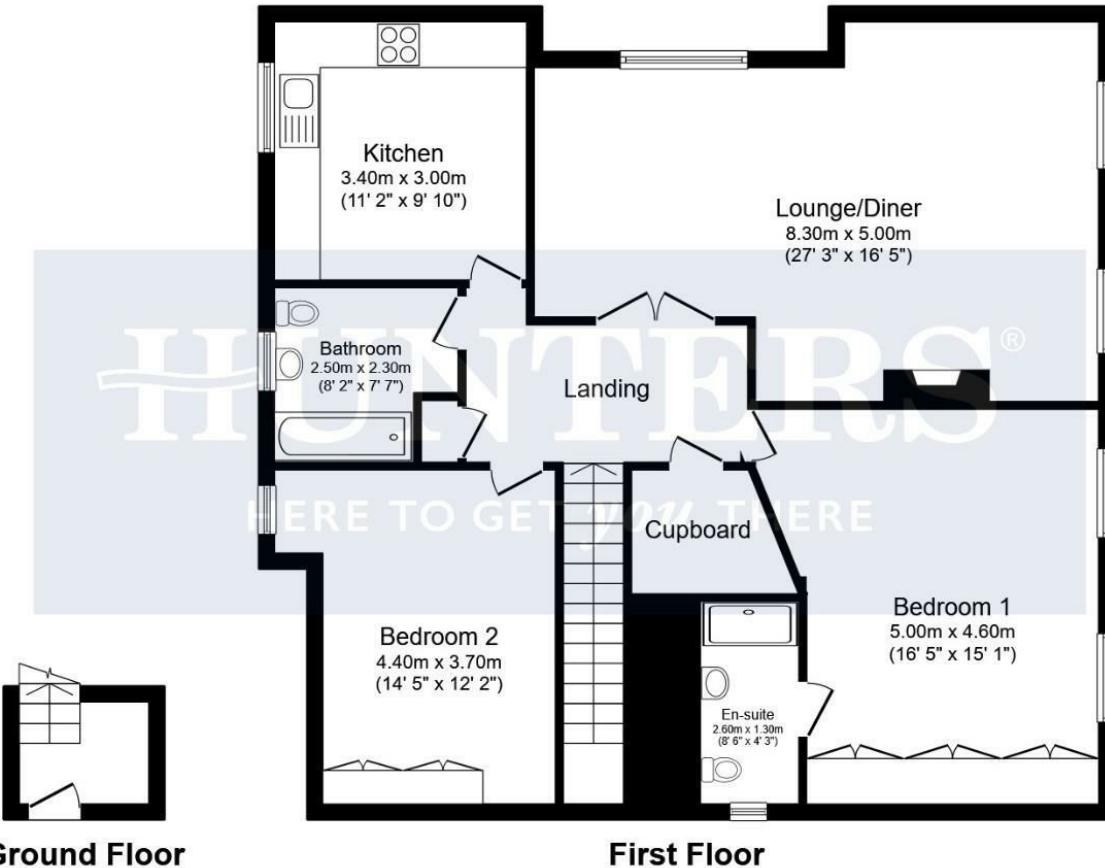
Leasehold Service Charge Amount £1,175.23

Leasehold Ground Rent Amount £200 per annum

Council Tax Banding: F







Total floor area 109.4 sq.m. (1,178 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

#### Viewings

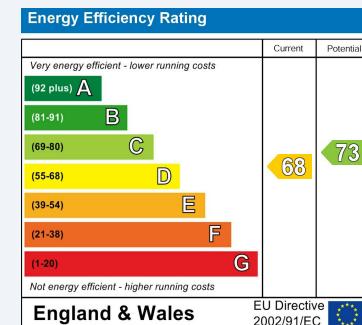
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### 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.

