

TO LET



6 Lodge Court, Hollins Hall, Killinghall, HG3 2WX
£1,800 PCM


MARTIN & CO



6 Lodge Court, Hollins Hall

First Floor Apartment,
Two - bedroom, Two bathroom

£1,800 PCM

Date available: 19th July 2024

Deposit: £2,075

Unfurnished

Council Tax band: E

- Unique opportunity
- Sought after over 55's development
- Range of facilities included
- Communal grounds
- Pets welcome
- Two bathrooms
- Two double bedrooms



Martin & co are delighted to offer this rare opportunity to rent a superb, two-bedroom apartment, situated in the sought after development of Hollins Hall, Killinghall.

Hollins Hall is conveniently located just a short drive from Harrogate, on the outskirts of the villages of Killinghall and Hampsthwaite. Set within 14 acres of immaculately maintained grounds. This over 55's community has so much to offer, with many facilities, all included within the rental price.

At the heart of the development, surrounded by landscaped gardens, lies the Georgian Manor House, housing the restaurant & terrace with views of Nidd Valley, residents lounge, swimming pool, fitness suite & library. There are allotments, a communal vegetable

plot, a wildlife pond and summerhouse within the grounds, all for your enjoyment.

Arriving at this fantastic development, 6 Lodge Court, is located a short walk from the heart of the community, offering the perfect balance of communal living, and independence. With 24 hrs security and CCTV throughout the site, you will have peace of mind. The landlord welcomes pets at the property.

Entering the apartment on the ground floor, via the private entrance, there is a useful storage cupboard, and hanging space for outdoor wear.

Heading upstairs to the first floor you are greeted by a spacious hallway at the centre of the apartment. The large reception room offers plenty of living and dining space, with a light and airy feel thanks to its neutral décor and glazed double doors. There is a modern electrical fire at its focal point, plantation shutters to the windows from which there are delightful views over the grounds.

The separate kitchen has been fitted with a range of high quality, sleek white kitchen units and benefits from an integrated fridge freezer, integrated dishwasher, built in double oven, hob, extractor and sink with quooker tap.

Opposite the kitchen there is a handy utility room, with plumbing for a washing machine and additional storage.

The main bedroom has been fitted with useful built in wardrobes and benefits from an ensuite shower room, with walk in shower, sink with useful storage draw, heated towel rail and loo.

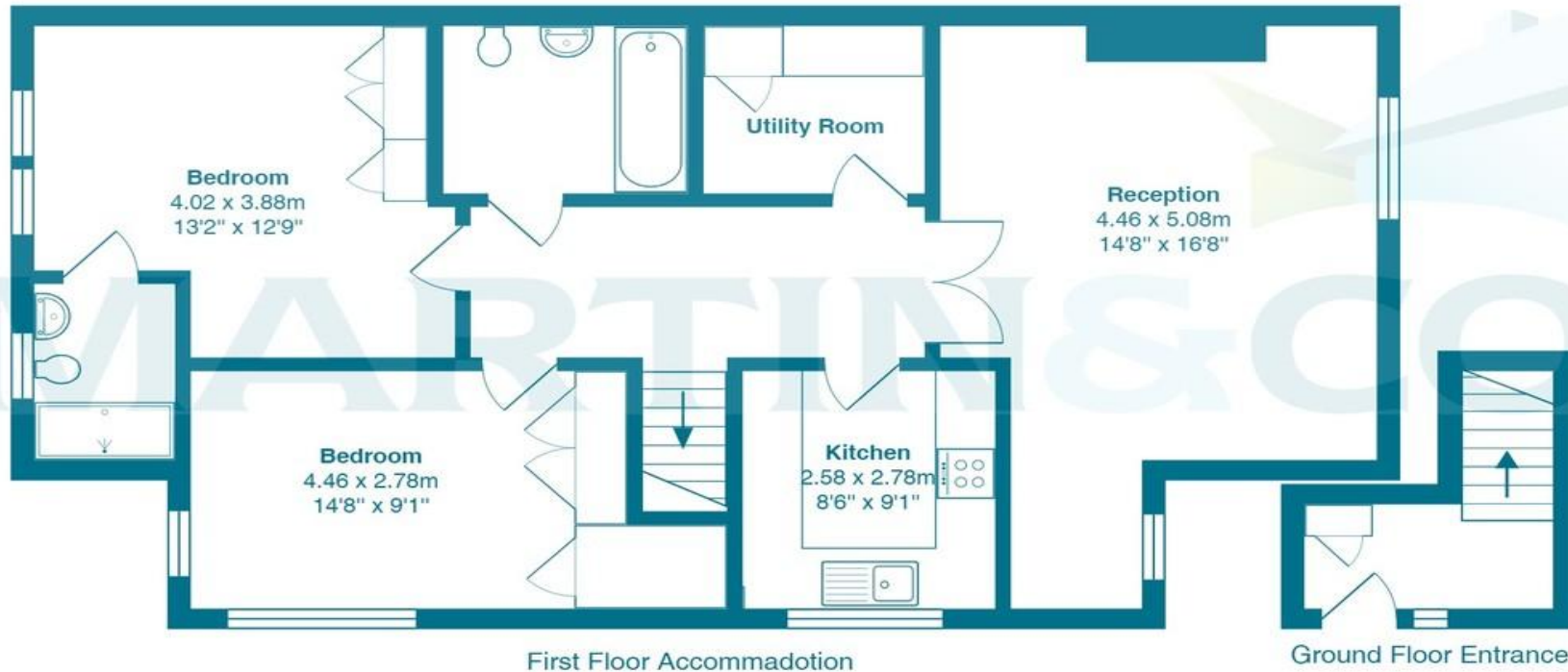
The neutral décor and flooring continues throughout the rest of the apartment including the second double bedroom.

The house bathroom has a modern three-piece suite, with shower over bath.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lodge Court, Hollins Hall, Killinghall, HG3 2WX



Total Area: 91.2 m² ... 981 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

