

TO LET



13 Lodge Court, Hollins Hall, Killinghall, HG3 2WX
£1,500 PCM


MARTIN & CO



13 Lodge Court, Hollins Hall

One bedroom, First floor apartment,
with access to a range of facilities.

£1,500 pcm

Date available: 19th July 2024

Deposit: £1,730

Unfurnished

Council Tax band: D

- Rare opportunity
- Over 55's development
- Highly sought after
- Unique facilities
- Area of outstanding natural beauty
- Pets Welcome
- Communal grounds



Martin & co are delighted to offer this rare opportunity to rent a fantastic, one-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, 13 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 spacious hallway with useful storage cupboard.

Heading upstairs to the first floor there is a spacious reception room offering plenty of living and dining space, feature fireplace 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 oven, hob, extractor & washer dryer.

The main bedroom has been fitted with useful built in wardrobes and offers further views across the development.

The well-proportioned house bathroom, has been fitted with a large walk in shower, sink, with storage, loo and heated towel rail.

The apartment benefits from an allocated parking space.



Lodge Court, Hollins Hall, Killinghall, HG3 2WX



Total Area: 68.0 m² ... 732 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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MARTIN&CO The Property Ombudsman