



3 Garden Court, Hollins Hall, Killinghall, Harrogate, HG3 2GN

£310,000

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A well-presented two-bedroom first-floor apartment forming part of this exclusive retirement development for the over-55s, set in its own private grounds, surrounded by beautiful and peaceful countryside.

The Hollins Hall retirement village in Harrogate, set in 14 acres of landscaped gardens on the edge of the Yorkshire Dales. Once the home of the famous Tetley family, Hollins Hall is now the hub of a thriving community, just five minutes' drive from Harrogate town centre. Hollins Hall first opened its doors in 2000 and has proved extremely popular.

They offer a variety of accommodation from apartments, bungalows or cottages. The main house acts as the club house of the village. A bar and restaurant are situated in the main house, overlooking the terraced gardens, and have become a popular meeting place throughout the day. The terrace at the rear offers stunning views over Nidderdale and is a perfect location for summer barbeques and parties. At the front of the house is the library holding a large collection of both fiction and non-fiction books. The main office adjacent to the front door is where residents can call on members of staff to assist them in any concierge services they may require throughout the day and night. The health and well-being centre is contained in a glazed extension of the main house and makes a fabulous setting for the ever-popular swimming pool. The exercise room containing gym equipment is adjacent and where regular exercise classes take place.





GROUND FLOOR

ENTRANCE LOBBY

With staircase leading to the apartment. Electric heater.

FIRST FLOOR

LANDING

With access to the loft. Airing cupboard and large fitted storage cupboard. Central heating radiator.

SITTING / DINING ROOM

A spacious reception room with dual aspect windows boasting an impressive outlook. Two central heating radiators and fireplace with electric fire.

KITCHEN

With a range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Four-ring gas hob with extractor hood above, integrated double oven, fridge/ freezer and dishwasher. Window to side. Central heating radiator.

BEDROOM 1

A good-sized double bedroom with two windows to side. Fitted wardrobes. Central heating radiator.

EN-SUITE SHOWER ROOM

With a white suite comprising low-flush WC, washbasin, and walk-in shower. Tiling to walls and floor with heated towel rail. Large storage cupboard.

BEDROOM 2

A further spacious double bedroom with two windows to side, central heating radiator and fitted wardrobes.

BATHROOM

White suite comprising low-flush WC, washbasin and bath with shower attachment. Carpeted floor and tiled walls, heated towel rail.

OUTSIDE

The property stands within beautiful and extensive communal grounds and gardens. There is extensive residents' and visitors' parking available. Allocated parking space.

TENURE

Long Leasehold, having an original term of 125 years. The service charge of £1,063pcm includes external repairs and maintenance etc, buildings insurance, maintenance of the extensive grounds and the excellent facilities of Hollins Hall.

AGENT'S NOTE

The property is long leasehold with an original term of 125 years from 1999.

Council Tax Band - F





Total Area: 108.7 m² ... 1170 ft²

All measurements are approximate and for display purposes only.

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