



12 Hollins Court, Hampsthwaite Road, Harrogate, HG1 2JQ

£239,950

12 Hollins Court, Hampsthwaite Road, Harrogate, HG1 2JQ

A spacious two-bedroom third-floor (top) purpose-built apartment with the benefit of a lift and private balcony, within easy walking distance of Harrogate town centre.

The apartment provides spacious accommodation with the benefit of a modern gas central heating system and double glazing, a private balcony and single garage. The accommodation provides a spacious sitting room, together with a well-equipped kitchen, two double bedrooms and modern shower room with generous storage space throughout.

The apartment is accessed via a spacious communal hallway with access from both the car park on Hampsthwaite Road as well as direct access onto Ripon Road, where there is a nearby bus stop providing access to Harrogate, Leeds and Ripon.





THIRD FLOOR ENTRANCE HALL

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas. Feature fireplace with living-flame gas fire. Glazed doors lead to a private balcony.

KITCHEN

With a range of fitted units with electric hob, integrated double oven and space and plumbing for appliances.

BEDROOM 1

A large double bedroom with fitted wardrobes and drawers.

BEDROOM 2

A further good-sized bedroom with fitted wardrobes.

SHOWER ROOM

A white suite comprising WC, washbasin set with a vanity unit, and shower. Heated towel rail.

OUTSIDE

The property has the benefit of a private balcony providing an excellent outdoor covered sitting area enjoying far-reaching views. The property stands within attractive and spacious communal gardens for the use of all residents. The apartment has a single garage, and residents have use of the residents' parking spaces.

AGENT'S NOTES

The property has the advantage of a lift.

The apartment has gas central heating and double glazing.

The property is leasehold having an original term of 999 years.

The current service charge is £415 per quarter.

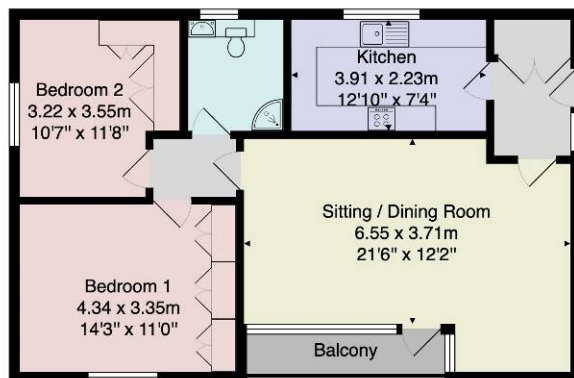
No ground rent is payable.

Subletting is permitted.

Pets are not permitted.

Council Tax Band - B





Total Area: 73.8 m² ... 794 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

