



8 Tetley Court, Hollins Hall, Killinghall, Harrogate, HG3 2GP

£125,000

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A luxurious one-bedroom ground-floor apartment forming part of this exclusive purpose-built development specifically designed for the over-55s.

The apartment stands in 15 acres of landscaped gardens and grounds, offering a range of social and leisure facilities including swimming pool, library, exercise room, lounge bar and restaurant. The well-appointed accommodation benefits from gas-fired central heating.





GROUND FLOOR

PRIVATE ENTRANCE HALL

Fitted cloaks cupboard and airing cupboard with insulated hot-water cylinder and immersion heater.

SITTING ROOM

Having marble fireplace with fitted electric coal-effect fire. Central heating radiator. Double-opening French doors to the flagged patio area.

KITCHEN

With range of fitted units in limed oak. Integrated appliances include dishwasher and fridge / freezer, four-ring gas hob and electric double oven. Stainless-steel sink unit. Wall-mounted Vaillant gas-fired central heating boiler.

BEDROOM

A good-sized double bedroom with fitted wardrobes.

BATHROOM

Having panelled bath, pedestal washbasin and low-level WC.

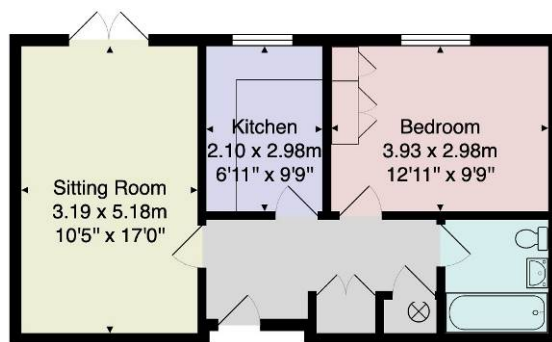
OUTSIDE

Delightful and well-maintained communal gardens and grounds. Allocated parking and ample Residents' and visitors' parking spaces.

AGENT'S NOTES

Long leasehold, having an original term of 125 years. The service charge is understood to be approximately 1,013.09 per calendar month (to be negotiated). Ground rent is currently £200pa. This includes external repairs and maintenance, building insurance, maintenance of the extensive grounds and the excellent facilities of Hollins Hall.

Council Tax Band - D



Total Area: 48.9 m² ... 526 ft²

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		