

# HUNTERS®

HERE TO GET *you* THERE



## Hollins Hall

Hampsthwaite, Harrogate, HG3 2GP

Council Tax: E

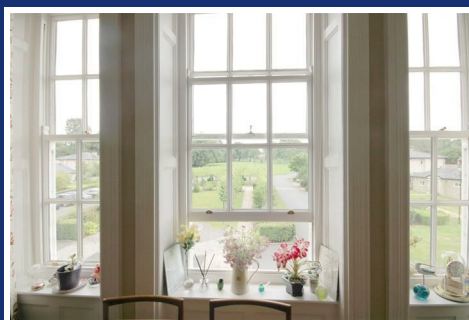
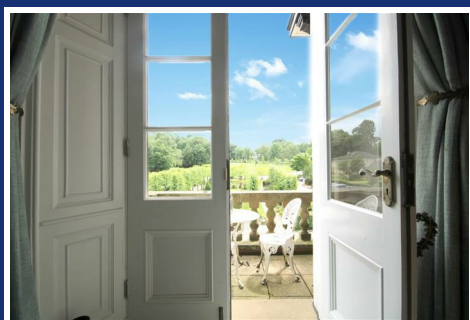
**Guide Price £235,000**



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## Entrance Hall

Access via wooden entrance hall, storage cupboard, doors to:

## WC

Low level WC, pedestal wash hand basin.

## Lounge Dining Room

20'2" x 16'11" (6.16 x 5.16)

Double glazed windows to front and side elevations, radiator, TV point, fire place, space for table, door to:

## Kitchen

15'10" x 9'11" (4.85 x 3.03)

Range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset electric hob and electric oven, wall mounted boiler, inset ceiling spot lights, part tiled walls.

## Bedroom

15'10" x 11'4" (4.83 x 3.46)

Double glazed wooden doors to balcony, radiator, fitted bedroom suite.

## Ensuite

White suite comprising shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail.

## Outside

A private patio seating area, attractive communal gardens, resident and visitors parking.

## Site Facilities

Bar and bistro in the main house, with a stunning

terrace offering views over Nidderdale. Also available in the main house is a library, a health centre, where residents can enjoy the use of the swimming pool and visitor rooms for guests.

## EPC

Environmental impact as this property produces 3.3 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 101 years

Leasehold Annual Service Charge Amount  
£10,000 APPROX PA

Council Tax Banding; E



**NEW PRICE!** A rare opportunity to purchase a well maintained one double bedroom, first floor apartment with front facing balcony, offering elevated views over the stunning gardens, located in the old hall of exclusive Hollins Hall development for the over 55's.

Hollins Hall is a purpose built Retirement Development, set in approximately 15 acres of beautifully landscaped gardens, with stunning views over the Yorkshire dales.

The apartment is accessed via the grand entrance hallway with both lift and sweeping staircase leading to the first floor, with the accommodation comprising: Private entrance hall, guest WC, large open plan lounge diner with high ceilings and feature windows, kitchen, large double bedroom with range of fitted wardrobes and double doors opening to a balcony and en-suite shower room.

To the outside, there is ample residents parking, communal gardens and on site facilities include bar and bistro in the main house, with a stunning terrace offering views over Nidderdale. Amenities include; restaurant, library, a health centre, where residents can enjoy the use of the swimming pool and visitor rooms for guests. Viewing is strongly recommended to appreciate the facilities.

- **NEW PRICE!**
- Located in the Old Hall
- Large lounge/diner with high ceilings and feature windows
- Ample residents parking
- Viewing recommended
- Exclusive retirement development for the over 55's
- Front facing balcony overlooking the gardens
- 15 acres of stunning communal gardens
- Fabulous on-site facilities including restaurant & swimming pool



## Road Map



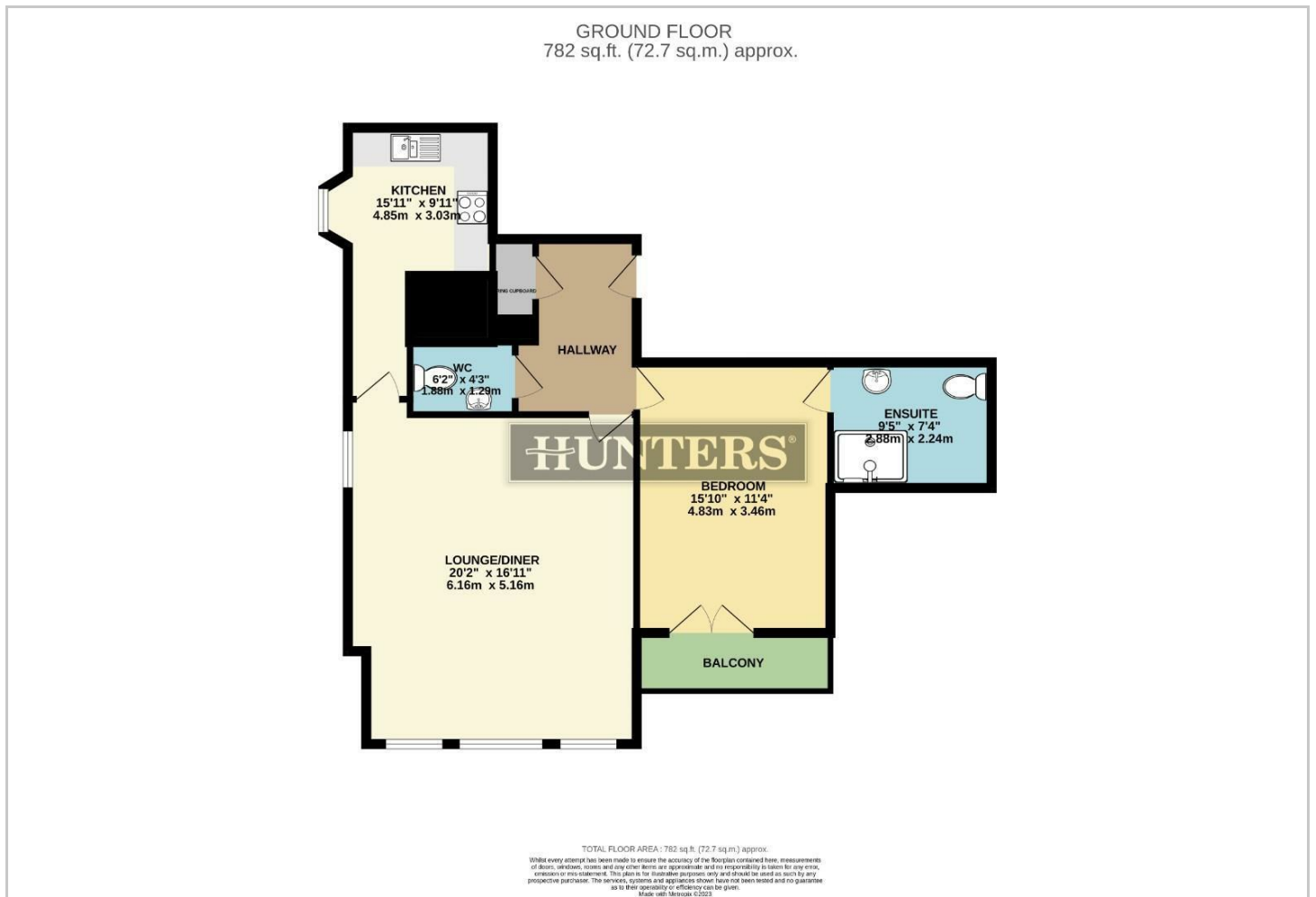
## Hybrid Map



## Terrain Map



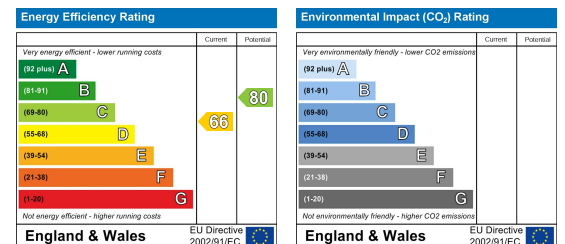
## Floor Plan



## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.