



Hollins Hall, Killinghall, Harrogate, HG3 2GN

- NO ONWARD CHAIN
- EXCLUSIVE PURPOSE BUILT DEVELOPMENT
- DOWNSTAIRS BATHROOM
- EXCELLENT LEISURE AND SOCIAL FACILITIES
- END TOWN HOUSE RETIREMENT PROPERTY
- LANDSCAPED GARDENS AND VIEWS TO YORKSHIRE DALES
- ALLOWCATED / VISITOR PARKING
- COUNCIL TAX E

£265,000



Hollins Hall, Killinghall, Harrogate, HG3 2GN

DESCRIPTION

NO ONWARD CHAIN.

This delightful end-terrace house offers a perfect blend of comfort and elegance. With two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The two bedrooms are thoughtfully designed with fitted wardrobes in both. A bathroom on each floor adds convenience for residents.

The house is situated within the exclusive Hollins Hall development, known for its immaculate surroundings and community spirit. Hollins Hall is a purpose built Exclusive Retirement Development, set in approx 15 acres of landscaped gardens, enjoying stunning views over the Yorkshire dales.

The original property is a late Georgian Manor House, which once belonged to the famous Tetley family. The creation of Hollins Hall has now led to a thriving local community, just a short distance from Harrogate. The beautifully maintained gardens enhance the appeal of the property, providing a serene outdoor space to enjoy the fresh air and natural beauty of the area.

EPC

Energy rating C

This property produces 2.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Leasehold Years remaining on lease: 99

Leasehold Annual Service Charge Amount
£1,067 pcm

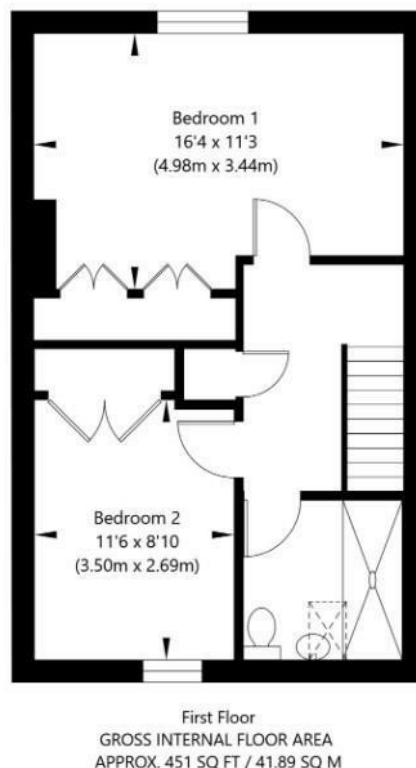
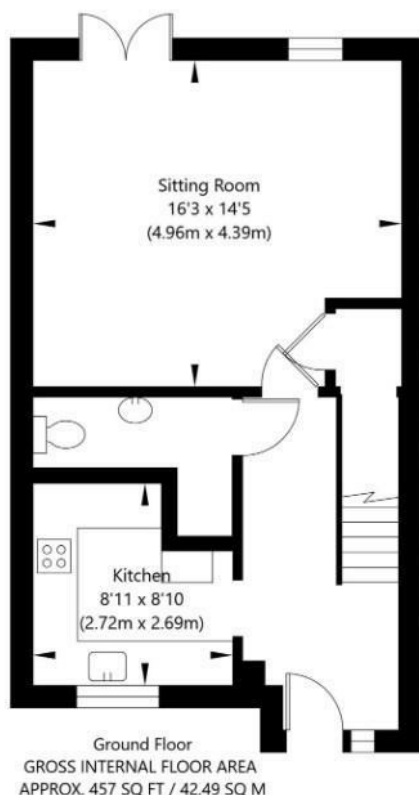
Leasehold Ground Rent Amount £200 per
annum

Council Tax Banding: E





11 Garden Court



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 908 SQ FT / 84.38 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Viewings

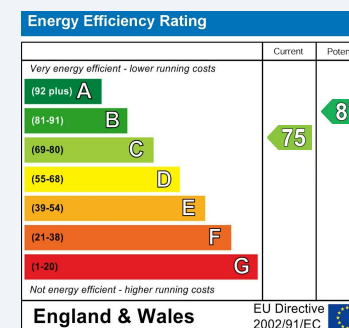
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.