



## 15 West Court Hollins Hall, Killinghall

£150,000 Guide Price



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WINNING AGENT**

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A well-presented two-bedroomed 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. However, when properties become available 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.

**OUTSIDE** The property stands within beautiful and extensive communal grounds and gardens. There is extensive residents' and visitors' parking available. Two allocated parking spaces.

**TENURE** Long Leasehold, having an original term of 125 years. The service charge is understood to be approximately TBC including external repairs and maintenance etc, buildings insurance, maintenance of the extensive grounds and the excellent facilities of Hollins Hall.

Council Tax band: F Tenure: Leasehold EPC Energy Efficiency Rating: C



**ACCOMMODATION GROUND FLOOR ENTRANCE LOBBY** With staircase leading to the apartment.

**FIRST FLOOR LANDING** With access to partially boarded loft (with lighting) via loft ladder. Airing cupboard housing the gas-fired central heating boiler.

**SITTING / DINING ROOM** A spacious reception room with dual aspect windows boasting an impressive outlook. Two central heating radiators and glass-fronted feature gas 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 and fridge/ freezer, washing machine and dishwasher. Window to side, with outlook over the hall.

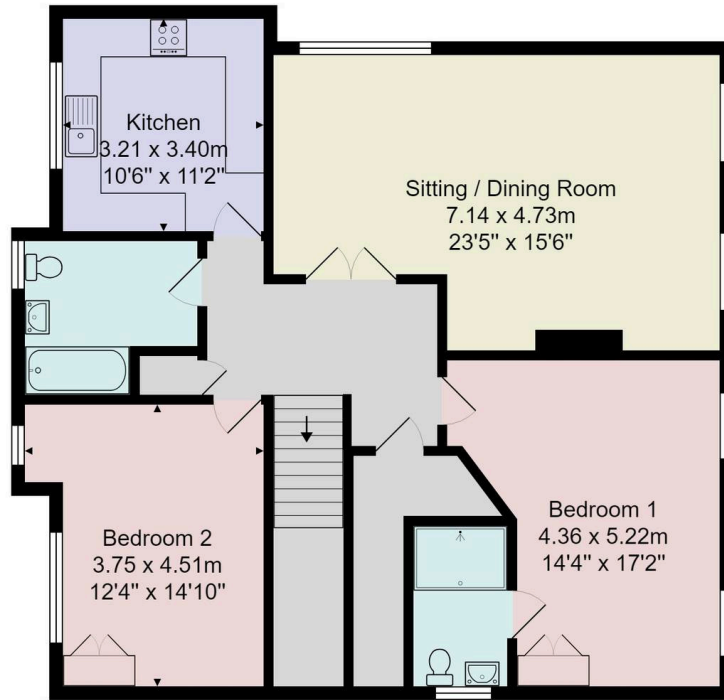
**BEDROOM 1** A good sized double bedroom with two windows to side. Fitted wardrobes.

**EN-SUITE SHOWER ROOM** Modern charcoal suite comprising low-flush WC, washbasin with storage below, and walk-in shower cubicle. Tiling to walls and floor with heated towel rail.

**BEDROOM 2** A further spacious double bedroom with two windows to side, central heating radiator and fitted wardrobes.

**BATHROOM** A Modern white suite comprising low-flush WC, washbasin with storage below, luxury spa bath with power shower and glass screen. Tiling to walls and tiled floor, heated towel rail.





Total Area: 110.5 m<sup>2</sup> ... 1189 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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