



Hollins Hall, Killinghall, Harrogate, HG3 2GP

- Spacious first-floor apartment
- Two shower rooms, including an ensuite
- Direct access to on-site facilities
- Flexible dining room or home office
- Lift access throughout the building
- Two double bedrooms
- Views across the Nidd Valley
- Modern fitted kitchen with AEG appliances
- Boarded loft storage
- Allocated parking space

Guide Price £325,000



Hollins Hall, Killinghall, Harrogate, HG3 2GP

DESCRIPTION

Occupying a first-floor position within the main Hollins building, this spacious two-bedroom apartment enjoys an enviable setting on the edge of the development, overlooking open fields with far-reaching views across the Nidd Valley.

The apartment benefits from direct internal access to the development's excellent on-site facilities, including the residents' lounge, bar and restaurant, gym and swimming pool, all accessible without leaving the building. Lift access is available from both sides of the building for added convenience.

A generous entrance hall includes a secure door entry intercom system, two large storage cupboards and a pull-down loft ladder providing access to a boarded loft space, offering excellent additional storage.

The accommodation has been thoughtfully designed to provide comfortable and versatile living. The contemporary fitted kitchen is equipped with integrated AEG appliances, including an oven, hob, dishwasher, fridge freezer and washing machine, together with ample cupboard and worktop space.

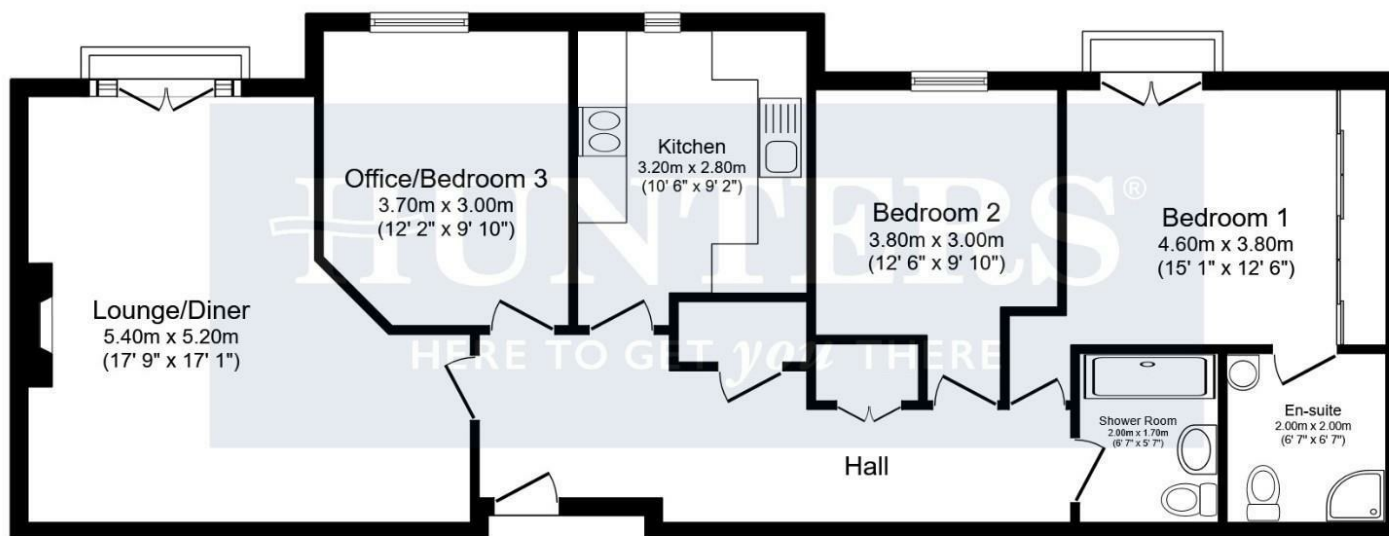
The spacious lounge features high ceilings, decorative coving and a marble hearth with an electric flame-effect fire. An adjoining second reception area is currently used as a home office but could equally serve as a dining room or additional sitting area.

The principal bedroom benefits from fitted mirrored wardrobes and an ensuite shower room. There is also a second double bedroom and a separate shower room, which offers potential to be adapted to include a bath if desired.

Further benefits include allocated parking and a peaceful position within the development, combining attractive countryside views with convenient access to the extensive facilities available to residents.







Total floor area 90.7 sq.m. (976 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

