



1 Garden Court Hollins Hall, Killinghall

£250,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A detached bungalow forming part of the highly regarded Hollins Hall retirement village, an exclusive community for residents aged 55 and over, set within approximately 14 acres of beautifully landscaped grounds on the edge of the Yorkshire Dales. Surrounded by open countryside between the popular villages of Hampsthwaite and Killinghall, yet just a short drive from Harrogate, Hollins Hall offers a unique lifestyle combining independent living with exceptional on-site facilities and support. Originally the home of the famous Tetley family, Hollins Hall has become a thriving retirement community centred around the magnificent main hall, which provides an extensive range of amenities including a bar and restaurant overlooking the terraced gardens, library, concierge services, swimming pool, gym and health and wellbeing centre. The bungalow offers well-presented and spacious accommodation with direct access to attractive gardens. OUTSIDE Glazed doors open onto an attractive garden area. Residents enjoy access to the extensive landscaped gardens and grounds which surround the development and provide a beautiful setting throughout the year.

LIFESTYLE & FACILITIES Hollins Hall offers a superb range of facilities for residents, including: Bar and restaurant overlooking the terraced gardens

- Library
- Concierge and support services
- Indoor swimming pool
- Gym and exercise studio
- Beautiful communal lounges and meeting areas
- Landscaped gardens and grounds extending to approximately 14 acres

AGENT'S NOTE The property is long leasehold with an original lease term of approximately 125 years from 1999. The current service charge is approximately £12,242.76 per annum.

EPC: D. Council Tax band: E Tenure: Leasehold

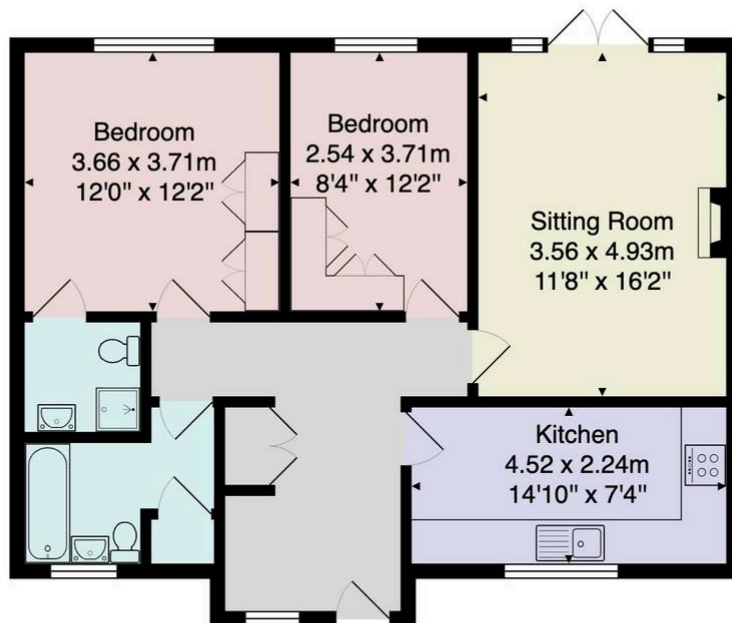


ACCOMMODATION

A spacious reception hall welcomes you into the property and provides access to the principal accommodation. The sitting room is an attractive reception space with fireplace and glazed doors leading directly onto the garden. The modern fitted kitchen comprises a range of wall and base units and incorporates an induction hob, double oven and integrated dishwasher.

There are two double bedrooms, both benefiting from fitted wardrobes. The principal bedroom has a modern en suite shower room and there is also a separate bathroom.





Total Area: 75.6 m² ... 814 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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