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HERE TO GET *you* THERE

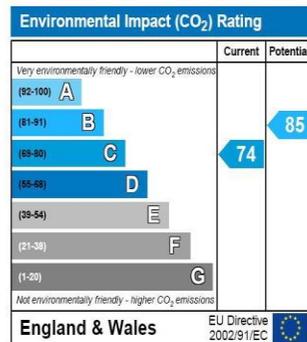
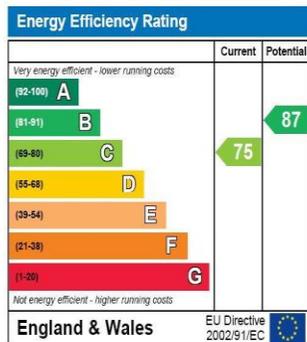
Garden Court, Hollins Hall, Killinghall, Harrogate, HG3 2GN

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Asking Price: £175,000

6 MONTHS MANAGEMENT FEES PAID BY CURRENT VENDOR.....A spacious and well presented two bedroom end town house with stair lift and attractive gardens. The accommodation briefly comprises: Hallway, cloaks/W.C, lounge, kitchen, two first floor bedrooms and bathroom.

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 and was also a refuge for children under the care of Dr Barnardos. The creation of Hollins Hall has now led to a thriving local community, just a short distance from Harrogate. Hollins Hall was first opened in 2000 and has proved ever popular to those looking for a peaceful retirement. On site facilities include bar and bistro in the main house, with a stunning terrace offering views over Nidderdale. Also available in the main house is a library holding a large selection of both fiction and non-fiction books, widely used by the residents. Adjacent to this is the main office, where residents can call on members of staff to assist them in any concierge services they may require throughout the day or night. There is also a health centre, where residents can enjoy the use of the swimming pool and exercise room. On the lower ground floor is a hairdressing suite, treatment room and two overnight guest suites for visitors. In conclusion, Hollins Hall has a stunning setting with modern properties and facilities which shortly after opening, won the What House Best Retirement Village award. Viewing is strongly recommended to appreciate the facilities on offer.



ENERGY PERFORMANCE CERTIFICATE

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

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LOCATION

Hollins Hall is situated between the popular villages of Killinghall and Hampsthwaite, to the North of Harrogate and is ideally placed for amenities available in the nearby town of Harrogate. Excellent transport links from Hollins Hall into the town centre and local road links to the Yorkshire dales, Skipton, Leeds and York, make this an ideal base for travelling throughout the region.

DIRECTIONS

Leave Harrogate town centre via Parliament Street and continue straight over at the traffic lights onto Ripon Road. Proceed straight over at the traffic lights and proceed to the roundabout. Take the first exit onto Skipton Road and continue to the next roundabout taking the third exit onto Otley Road towards Killinghall. Take the first turning left onto Lund Lane and continue for approx. ¼ of a mile before turning right into Hollins Hall and proceed towards the main house. Turn right onto Garden Court.

ENTRANCE HALL

Access via wooden entrance door, stairs leading to first floor with stair lift, radiator and emergency pull cord.

CLOAKROOM

Low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, plumbing and space for washing machine.

LOUNGE

4.93m (16' 2") x 4.37m (14' 4")

With double glazed French doors leading to gardens, double glazed window to rear elevation, TV point, two radiators, fire place with electric fire, ceiling coving, emergency pull cord, cupboard with light.

KITCHEN

2.69m (8' 10") x 2.67m (8' 9")

Fitted range of wall and base mounted units with work surfaces over with inset one and a half stainless steel sink unit with mixer taps, four ring gas hob with extractor hood and electric oven, integrated fridge / freezer, integrated dishwasher, part tiled to walls, tiled floor, Vaillant combination boiler, inset ceiling spot lights, radiator, double glazed window to front elevation.

FIRST FLOOR LANDING

With stair lift, shelved airing cupboard with hot water cylinder, doors leading to:

BEDROOM ONE

4.95m (16' 3") x 3.43m (11' 3")

Double glazed window to rear elevation, two fitted double wardrobes, emergency pull cord, radiator, TV point.

BEDROOM TWO

3.48m (11' 5") x 3.30m (10' 10")

Double glazed window to front elevation, fitted double wardrobe and single wardrobe, radiator.

BATHROOM

Modern suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, storage cupboard, sky light to front.

OUTSIDE

Private patio seating area to the rear leads to attractive communal gardens with residents parking under car port and ample visitor parking to the front of the main house. Particular features are the well maintained communal gardens in approx. 15 acres of land.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01423 536222

OPENING HOURS:

Monday, Tuesday, Wednesday, Friday: 09:00 - 17:30

Thursday: 09:30 - 17:30

Saturday: 09:00 - 16:00

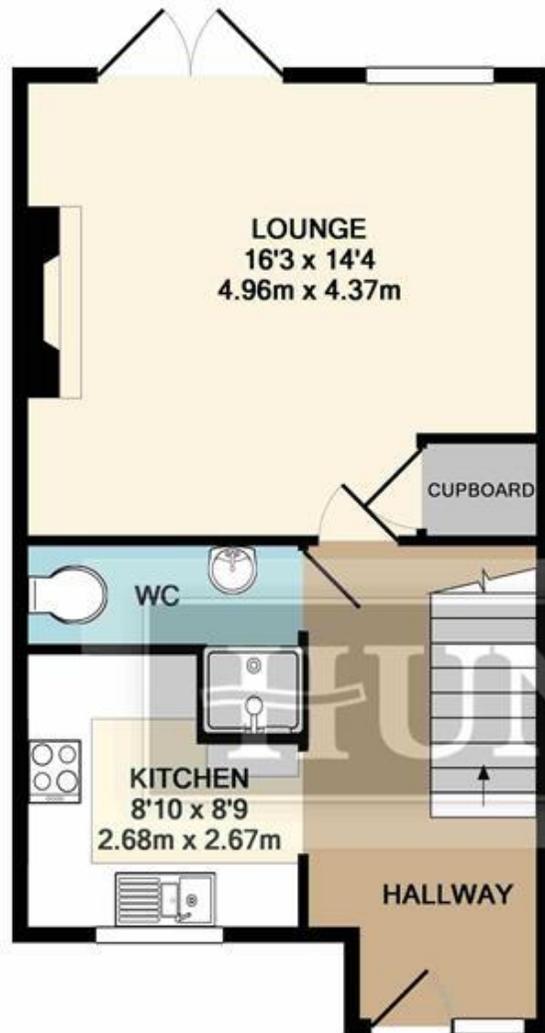
Sunday: 11.00 - 14.00

THINKING OF SELLING?

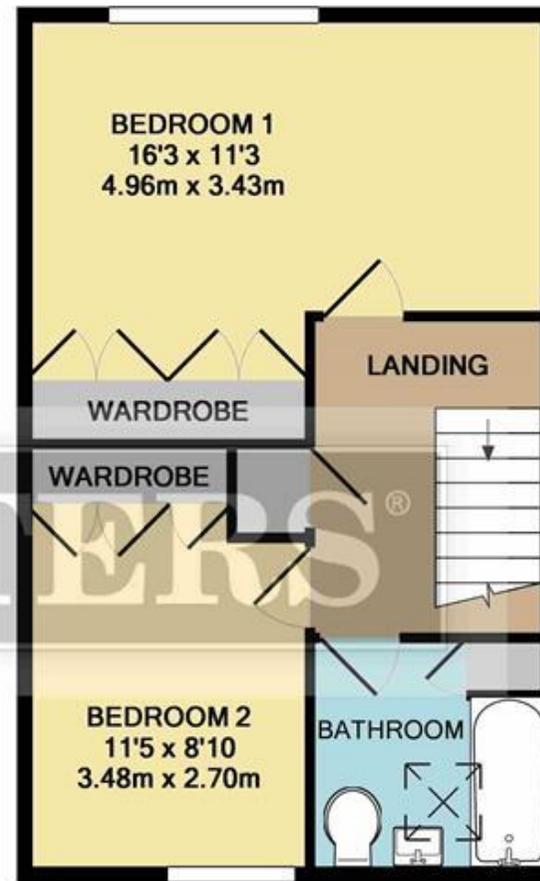
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

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.



GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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