



1 East Court, Hollins Hall, Killinghall, Harrogate, HG3 2GL

£300,000

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A well-presented two-bedroomed house forming part of this exclusive retirement development for the over-55s, set in its own private grounds and enjoying a delightful outlook over the surrounding 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.

1 East Court is a spacious two bedroomed house with two good sized bedrooms on the ground floor with a bathroom and ensuite. On the first floor there is a large living space with glazed doors leading to a Juliette balcony with delightful views. There is also a kitchen, utility and WC on the first floor.





GROUND FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and glazed doors leading to the patio.

ENSUITE

With WC, basin and shower.

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

With WC, basin and bath.

FIRST FLOOR

SITTING/DINING ROOM

A very large reception room with windows and glazed patio doors leading to a Juliet balcony with a delightful outlook over the surrounding countryside. Ample space for sitting and dining areas. Feature fireplace with electric fire.

DINING KITCHEN

With space for dining table. The kitchen comprises a range of fitted units with gas hob, integrated oven, fridge/freezer and dishwasher.

Utility area with space and plumbing for washing machine.

OUTSIDE

The property has direct access to a patio providing a pleasant outdoor sitting area overlooking the countryside. Hollins Hall stands within beautiful and extensive communal grounds and gardens for the use of all residents. There is extensive residents' and visitors' parking available. Two allocated parking spaces.

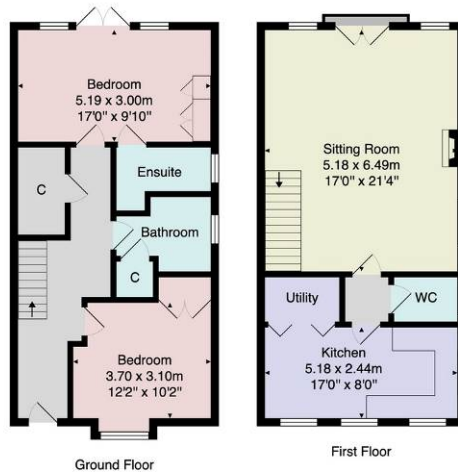
TENURE

Long Leasehold, having an original term of 125 years. The service charge is understood to be approximately £1000 including external repairs and maintenance etc, buildings insurance, maintenance of the extensive grounds and the excellent facilities of Hollins Hall.

Tenure - Freehold

Council Tax Band - E





Total Area: 109.0 m² ... 1174 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

