



12 Lodge Court, Hollins Hall, Killinghall, Harrogate, HG3 2WX

£300,000

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A well-presented two-bedroom 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.

12 Lodge Court is a spacious two-bedroom house with two good-sized bedrooms on the first floor with a shower room and en-suite bathroom. On the ground floor there is a large living space with glazed doors leading to an outdoor sitting area with a delightful outlook over the surrounding countryside. There is also a kitchen and cloakroom on the ground floor.

GROUND FLOOR RECEPTION HALL





With fitted storage cupboards.

SITTING / DINING ROOM

A large L-shaped reception room with sitting and dining space, windows overlooking the garden and glazed door. Stone fireplace with wood-burning stove.

CLOAKROOM

With WC and washbasin.

KITCHEN

With a range of fitted units with electric hob, integrated double oven, integrated fridge / freezer and space and plumbing for appliances.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite bathroom.

EN-SUITE BATHROOM

With WC, basin and bath with shower above.

BEDROOM 2

A double bedroom with fitted wardrobe.

SHOWER ROOM

With WC, washbasin and shower.

OUTSIDE

There is access directly from the property to attractive garden and patio, providing an excellent outdoor sitting area overlooking the surrounding countryside. The property has the benefit of a carport providing an allocated parking space. 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.

AGENT'S NOTES

The Hollins Hall retirement village in Harrogate is 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.

TENURE

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





Total Area: 102.8 m² ... 1107 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(11-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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