



15 TETLEY COURT, HOLLINS HALL

HAMPSTHWAITE, HARROGATE HG3 2GP

A LUXURY 2/3 BEDROOMED RETIREMENT APARTMENT HAVING STUNNING VIEWS OVER LOWER NIDDERDALE AND FORMING PART OF THE EXCLUSIVE HOLLINS HALL DEVELOPMENT AT HAMPSTHWAITE NEAR HARROGATE.

Guide Price: £250,000

FOR SALE BY PRIVATE TREATY



Situation

Hollins Hall occupies an enviable setting on the outskirts of Hampsthwaite, a popular village having a wide range of local amenities including a church, public house, various local shops, public transport and a strong sense of community. Hollins Hall is approximately 0.5 miles out of the village and less than 3 miles from the extensive amenities in Harrogate, a picturesque North Yorkshire town widely acknowledged as one of the best places to live in the North of England.

Description

Hollins Hall is a high calibre specialist retirement development enjoying an immaculate parkland setting with comprehensive amenities including a leisure complex with indoor swimming pool, bar and restaurant facilities in addition to outstanding care if required with a constant on-call system facility available in addition.

Arranged around the original main hall which is the centre price of the development, there are purpose built apartments and self contained houses. Tetley Court has the added advantage of connecting directly to the communal facilities in the Hall and has the notable benefit of being at an upper ground floor level with delightful open views over an ornamental lake with the lovely Nidderdale countryside beyond.

The apartment is designed to offer flexibility of use with 2 bedrooms and dining room/3rd bedroom, a large open plan main living room together with other amenities as one would expect with an apartment of this calibre. Overall the living space extends to some 1170 sq ft with adjacent allocated parking.

Additional Information

Tenure

Long leasehold for 125 years from 2000.

Maintenance Charges

We are advised the with a maintenance charge for 15 Tetley Court is currently £776 per month. This includes full use of all the wide ranging facilities available at Hollins Hall together with upkeep charges and the on-call facility.

Services

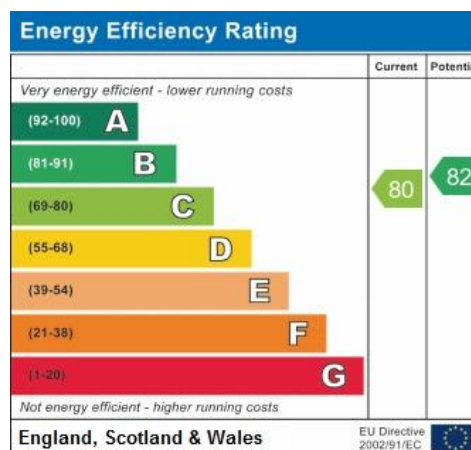
All mains services are installed.

Viewing

Strictly through the selling agents, Lister Haigh Harrogate 01423 730700.

Directions

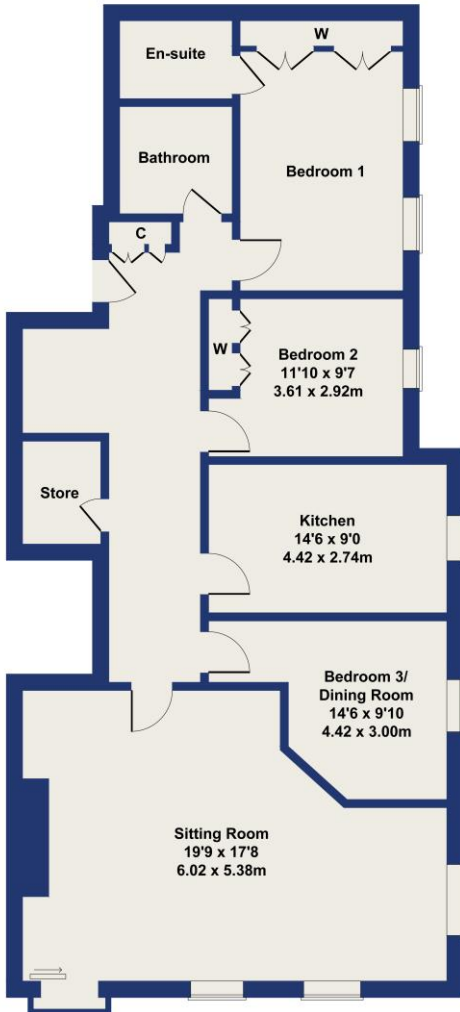
Hollins Hall is situated on the eastern side of Hampsthwaite on Hollins Lane and has an impressive stone gated entrance. Proceed down the main driveway, past the main entrance to the Hall. There is ample parking with the entrance to Tetley Court on the right hand side of the Hall.





15 Tetley Court, Hampsthwaite

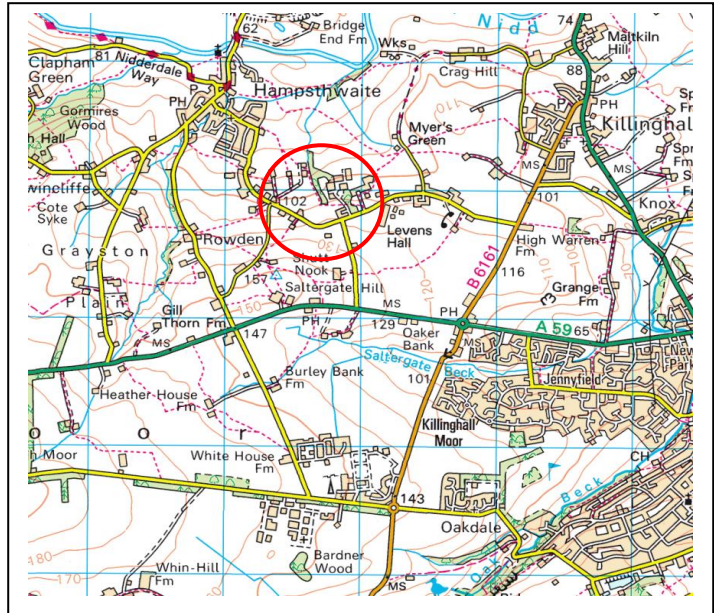
Approximate Gross Internal Area
1288 sq ft - 120 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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10.11.20