







Hollins Hall, Killinghall, Harrogate, HG3 2GP

- Spacious first-floor apartment
- Two shower rooms, including an ensuite
- Direct access to on-site facilities
- Flexible dining room or home office
- Lift access throughout the building
- Two double bedrooms
- Views across the Nidd Valley
- Modern fitted kitchen with AEG appliances
- Boarded loft storage
- Allocated parking space

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Guide Price £325,000

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DESCRIPTION

Occupying a first-floor position within the main Hollins building, this spacious two-bedroom apartment enjoys an enviable setting on the edge of the development, overlooking open fields with far-reaching views across the Nidd Valley.

The apartment benefits from direct internal access to the development's excellent on-site facilities, including the residents' lounge, bar and restaurant, gym and swimming pool, all accessible without leaving the building. Lift access is available from both sides of the building for added convenience.

A generous entrance hall includes a secure door entry intercom system, two large storage cupboards and a pull-down loft ladder providing access to a boarded loft space, offering excellent additional storage.

The accommodation has been thoughtfully designed to provide comfortable and versatile living. The contemporary fitted kitchen is equipped with integrated AEG appliances, including an oven, hob, dishwasher, fridge freezer and washing machine, together with ample cupboard and worktop space.

The spacious lounge features high ceilings, decorative coving and a marble hearth with an electric flame-effect fire. An adjoining second reception area is currently used as a home office but could equally serve as a dining room or additional sitting area.

The principal bedroom benefits from fitted mirrored wardrobes and an ensuite shower room. There is also a second double bedroom and a separate shower room, which offers potential to be adapted to include a bath if desired.

Further benefits include allocated parking and a peaceful position within the development, combining attractive countryside views with convenient access to the extensive facilities available to residents.







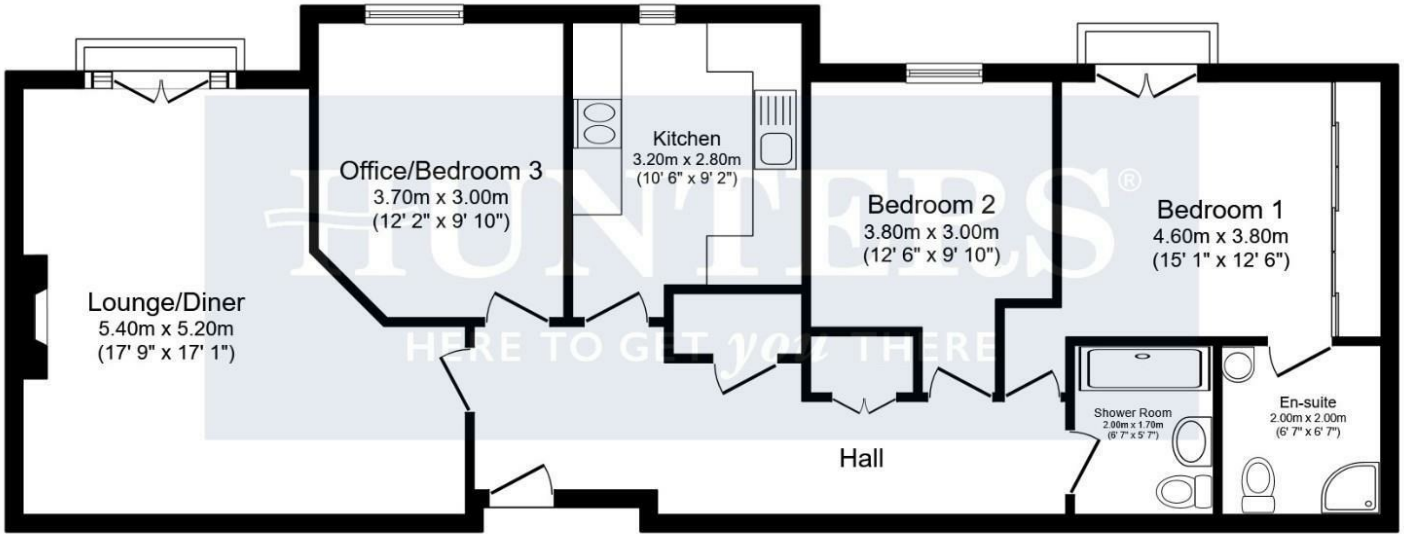












Total floor area 90.7 sq.m. (976 sq.ft.) approx

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Viewings

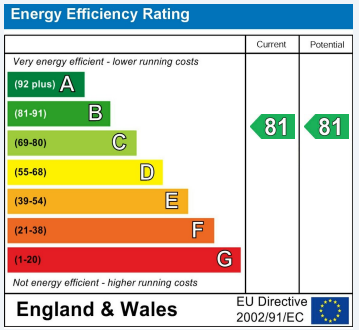
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy 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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The Property Ombudsman

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