







Hollins Hall, Killinghall, Harrogate, HG3 2GL

- Over 55s property in an exquisite development
- House bathroom and one en-suite shower room
- Private patio/ outdoor seating area
- Stunning views over Nidderdale
- Council Tax E
- Two double bedrooms
- Well appointed kitchen with space for a dining table
- Covered allocated parking for two cars
- Wide range of communal facilities including a swimming pool

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By Auction £100,000

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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £100,000 * BIDDING CLOSES 30 NOVEMBER 3PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS
A fantastic opportunity to purchase a spacious two double bedroom semi-detached retirement home, with amazing views over rolling countryside, with allocated carport parking space. The property forms part of the exclusive Hollins Hall Retirement Village for the 'over 55's', set in a peaceful location with fifteen acres of landscaped grounds, private gardens and enjoying stunning views over the Yorkshire dales, whilst offering high quality social care with leisure facilities including swimming pool, exercise room, communal lounge and private restaurant.

The accommodation has the benefit of double glazed windows, gas fired central heating and comprises: Entrance hallway, two double ground floor bedrooms, both featuring fitted wardrobes, bedroom one with en-suite shower room and double doors opening to a patio seating area and house bathroom. Stairs from the hallway lead to a first floor open plan lounge/diner with amazing elevated views and Juliette balcony, an inner hallway with guest WC, leads to a kitchen with space for a table and double doors open to a utility area.

To the outside, the property has the benefit of a forecourt garden to the front, two allocated parking spaces under a carport. The rear has a patio area and attractive, lawned communal gardens.









EPC
Energy rating C
This property produces 3.0 tonnes of CO2

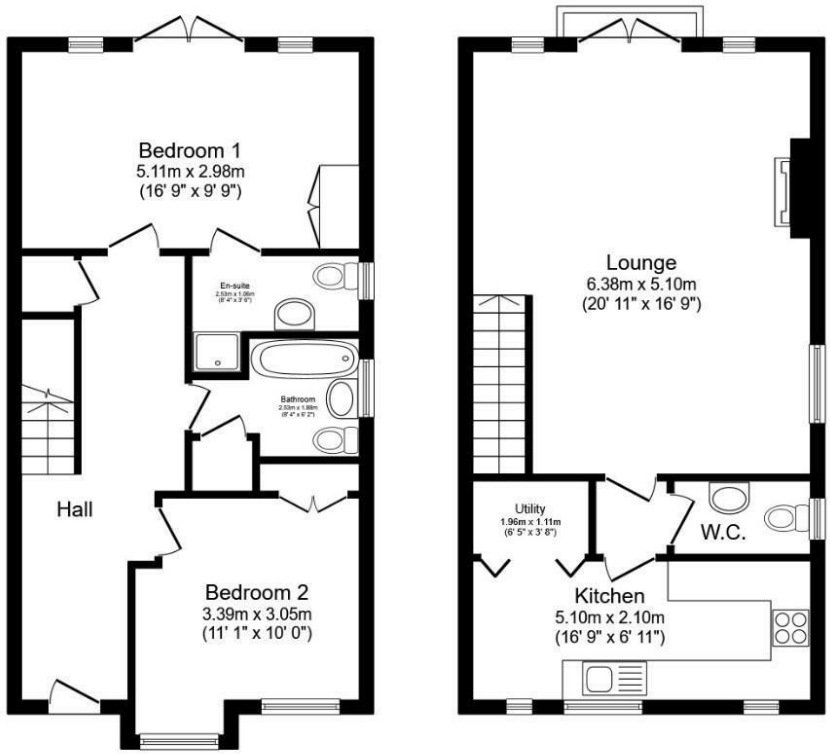
Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 100
Leasehold Annual Service Charge Amount £12,804
Council Tax Banding: E











Total floor area 100.6 m² (1,083 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

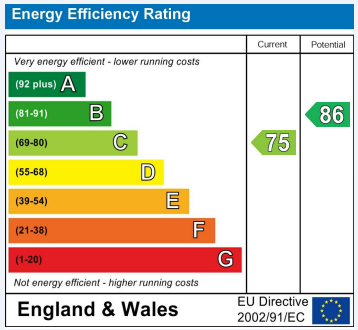
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

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.

The Property Ombudsman

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