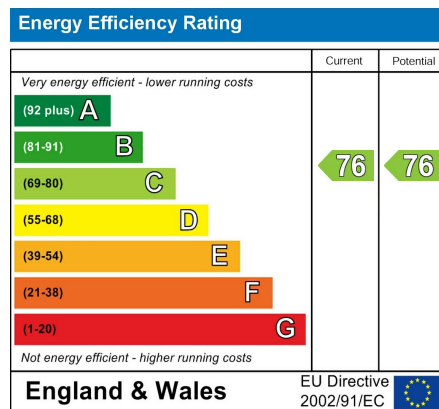


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on A59 towards Hampsthwaite Turn right onto chain Bar Lane following the signs to Hampsthwaite. At the T junction turn right onto Lund Lane and immediately left into the Hollins Hall development. Proceed down to the bottom of the driveway and park on the left-hand side in visitor car parking just before the main hall.

Council Tax Band F Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£249,950

15 West Court, Hollins Hall, Hampsthwaite, Harrogate, HG3 2WY

2 Bedroom Apartment

**A beautifully presented updated luxury first floor apartment that warrants early inspection due to the high quality of refurbishment located in this ever popular position between Hampsthwaite and Killinghall. No chain involved.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

This property features gas fired central heating with an updated Ideal gas fired, combi central heating boiler. It offers a private entrance door with convenient store areas and a staircase leading to a charming first floor landing.

The spacious lounge/dining room boasts a wide feature living flame fire and windows that provide a beautiful long distance view. The modern fitted kitchen includes AEG appliances.

The principal bedroom is generously sized and includes fitted wardrobes and a luxurious ensuite shower room. There is also a second double bedroom and a quality main bathroom with whirlpool options.

The property offers additional storage space with a storeroom and separate airing cupboard housing the boiler.

Located approximately 10 to 15 minutes from the center of Harrogate, Hollins Hall is conveniently situated for easy access to the nearby villages of Killinghall and Hampsthwaite. The development offers a vibrant community with a range of superb on-site facilities and amenities. These include a restaurant, bar, library, health and well-being center, swimming pool, and concierge service. All of this is set within 14 acres of beautifully landscaped gardens.

Whether you're looking for a permanent residence or a lock-up-and-leave property, this apartment provides an ideal solution. The property also comes with two allocated parking spaces and ample visitor parking within the development.

**AGENTS NOTES- 999 YEAR LEASE. Service charge is £1089 PER MONTH  
14 ACRE GARDENS, 24 HR SECURITY, SWIMMING POOL, LIBRARY, ON-SITE RESTAURANT ,EMERGENCY PULL CORDS IN ALL ROOMS.**

