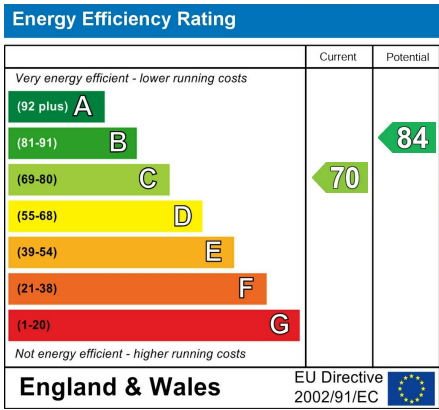


Floor Plan



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 continue down to the right hand side of the Hall itself where the property is found by the pond on your right hand side.

Council Tax Band E 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.



£395,000

8 East Court Hollins Hall, Killinghall, Harrogate, HG3 2GL

2 Bedroom House - Semi-Detached

A very well presented two bedroomed semi detached house offering spacious and well proportioned living accommodation throughout with the lounge up on the first floor with stunning far reaching countryside views. NO ONWARD CHAIN.



HOPKINSONS

E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fired central heating and double glazing the living accommodation comprises; private entrance hall with useful understairs storage cupboard, Master bedroom with fitted wardrobe, double doors leading out onto a patio area and there is an ensuite shower room with walk in shower, w/c and hand basin. There is a second double bedroom again with built in wardrobes and a house bathroom with shower over the bath, w/c and hand basin.

On the first floor there is a stunning lounge where there is a feature fireplace with electric living flame effect fire and the real attraction being the fantastic views out towards Ripley, the river Nidd and the surrounding countryside. The breakfast kitchen is well designed with integrated fridge and freezer, full size dishwasher, gas hob, eye level double oven and space for a dining table. Behind folding doors is a really useful utility area which houses a washing machine and also creates more storage space and there is a trapdoor access to ceiling storage space from utility room. There is also a separate w/c and washbasin

Outside the property there is a patio area to the rear of the property where you can make the most of the views and creates a lovely seating area for relaxing and entertaining. One parking space but plenty of space for parking for visitors and guests is available.

Hollins Hall is a fantastic retirement development located approximately 10 to 15 minutes from the centre of Harrogate, Hollins Hall is conveniently situated for easy access to the nearby villages of Killinghall, Hampsthwaite and Nidderdale and the Yorkshire Dales more widely. 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 centre, swimming pool, concierge service 24 hour care, maintenance of grounds and property, overnight security, and there are many activities available if you wish to participate. All of this is set within 14 acres of beautifully landscaped gardens.

