



Tetley Court Hollins Hall, Killinghall Harrogate HG3 2GP

welcome to

Tetley Court Hollins Hall, Killinghall Harrogate

Offered with no onward chain, this spacious two-bedroom ground floor apartment is set within the highly sought-after Hollins Hall Retirement Village for over 55's, offering a peaceful countryside setting and an exceptional range of on-site leisure and social facilities.

Tetley Court, Hollins Hall Ground Floor Entrance Hallway

Private door opening into the welcoming hallway with useful storage cupboard

Lounge / Dining Room

A spacious and inviting reception room featuring neutral decor, a fitted electric fire with attractive surround, two radiators and ceiling coving. A sash window and double doors opening to a Juliette balcony flood the room with natural light, while the generous proportions provide ample space for both living and dining areas.

Kitchen

A stylish and contemporary kitchen fitted with an attractive range of shaker-style wall and base units complemented by contrasting work surfaces and matching splashbacks. Integrated appliances include a fridge freezer, double oven, four-ring gas hob with extractor hood over, dishwasher and stainless steel sink unit along with a wall mounted boiler. A large sash window provides plentiful natural light, creating a bright and welcoming space, while the neutral decor and modern finish make this a practical yet elegant kitchen.

Bedroom One

A generously proportioned double bedroom featuring neutral decor, a radiator and a sash window allowing for plenty of natural light. The room also benefits from direct access to a modern ensuite shower room.

Ensuite Shower Room

A beautifully appointed and contemporary ensuite shower room, fitted with a large corner shower enclosure with rainfall shower, vanity wash hand

basin with storage beneath, low-level WC and chrome heated towel rail. Finished with attractive marble-effect wall panelling, the room offers a sleek and modern feel.

Bedroom Two

A second good sized bedroom with neutral decor, useful fitted storage, radiator and sash window

Shower Room

A stylish and modern shower room fitted with a large walk-in shower with rainfall shower head, vanity wash hand basin with storage beneath, low-level WC and chrome heated towel rail. Finished with attractive marble-effect wall panelling, creating a bright and contemporary space.

Outside

The apartment is set within beautiful and well cared for communal gardens with plenty of spaces to relax. There is also the added benefit of allocated parking space and also further visitor spaces.





view this property online williamhbrown.co.uk/Property/HRG107776



welcome to

Tetley Court Hollins Hall, Killinghall Harrogate

- No onward chain / Over 55's Retirement Home
- Spacious Ground Floor Apartment
- Excellent on-site Leisure & Social Facilities
- Set within Manicured Grounds and Countryside Views
- Additional Care Facilities Available if Required

Tenure: Leasehold EPC Rating: B

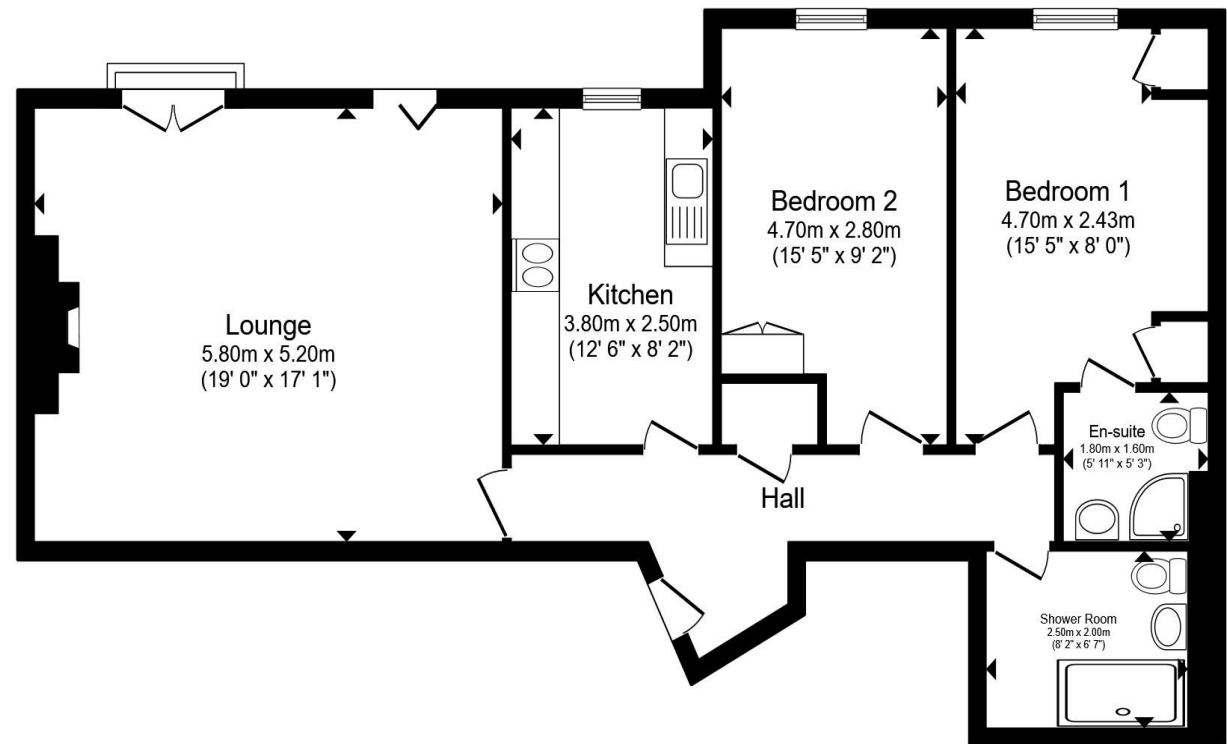
Council Tax Band: E Service Charge: 12000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1999.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275,000



Total floor area 83.8 m² (902 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.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/HRG107776



Property Ref:
HRG107776 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk