



## 1 bed apartment to buy in HG3

Hollins Hall, Killinghall, Harrogate, North Yorkshire, HG3 2GP

**£80,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ One Bedroom Apartment
- ✓ Within the Grade II Listed Main House at Hollins Hall
- ✓ Over 55's Community
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Set within the Grade II listed main house at Hollins Hall, this charming one-bedroom first-floor apartment with lift access offers the perfect balance of character and comfort in a welcoming over-55s community.

Hollins Hall is a beautifully maintained retirement village located just outside of Harrogate, surrounded by 14 acres of landscaped grounds and only a short drive from the town centre.

Residents enjoy a range of facilities including a clubhouse with bar, restaurant and library, as well as a wellbeing centre with swimming pool, gym and regular activities. With its peaceful countryside setting, friendly atmosphere and convenient location, Hollins Hall is a truly special place to call home.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 99

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £12,808.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Communal

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Public rights of way: No

Heating: Gas

Electric: National Grid

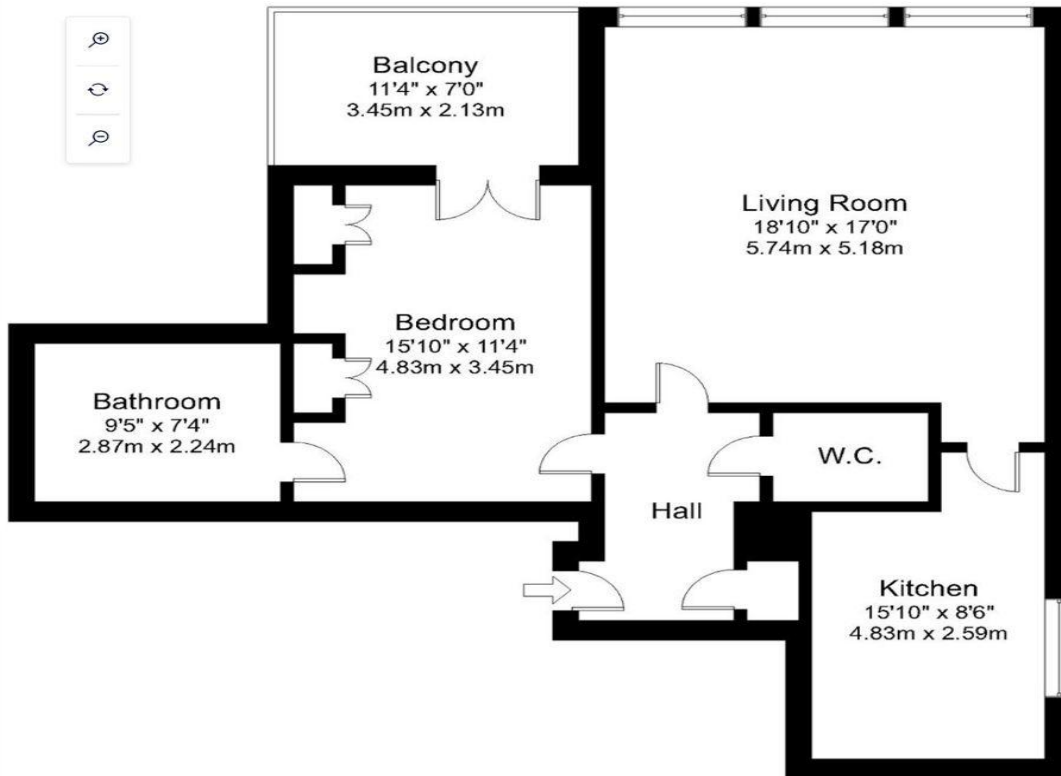
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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