


## 2 bed apartment to buy in HG3

Garden Court, Killinghall, Harrogate,
North Yorkshire, HG3 2GN

# £45,000 Starting Bid

x 2 x 2 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Two-bedroom, two-bathroom first-floor apartment
- Gas Central Heating
- Allocated Parking
- EPC Rating C

## Key Information

- Council Tax: Band F
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Intermittent


### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

FOR SALE BY ONLINE BIDDING, TERMS AND CONDITIONS APPLY

This spacious two-bedroom, two-bathroom first-floor apartment offers a rare opportunity to combine independent living with peace of mind, thanks to the 24/7 onsite care and support available if ever needed.

Set within 14 acres of landscaped gardens overlooking the stunning Nidd Valley, residents enjoy a tranquil setting while still being close to local village shops and only a short drive from Harrogate – the famous spa town known for its elegant shopping, award-winning Valley Gardens, The Pinewoods, The Stray, and RHS Harlow Carr.

Life at Hollins Hall is designed to be as enriching as it is comfortable. Alongside the privacy of your own apartment, there are excellent onsite facilities to enjoy: a swimming pool, exercise room, games and TV lounge, and a stylish restaurant with a terrace for dining with friends against the backdrop of glorious countryside views.

** ON-SITE SWIMMING POOL AND RESTAURANT ** 24/7 ON-SITE SUPPORT **

Inside the apartment, you'll find light and spacious living, with two generous bedrooms, two bathrooms, and a welcoming lounge and kitchen designed with both practicality and comfort in mind. Large windows capture the surrounding greenery, creating a bright and relaxing atmosphere.

With Harrogate train station a short drive away offering direct services to Leeds and York, and local amenities close at hand, Hollins Hall offers the perfect balance of convenience, community, and countryside living.

This is more than just a home – it's a lifestyle designed to provide comfort, support, and opportunities for connection in a truly idyllic setting.

Council Tax Band: F

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £200.00

Ground Rent Review Period: Per Annum

Annual Service Charge Amount: £13,752.00

Service Charge Review Period: Per Annum

Price: Starting Bid £45,000

Property Type: Apartment

Parking: Allocated

Year built: 2000

Construction materials: Brick and block

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: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Level Access Shower

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Intermittent

## Living Room

*7.10m x 4.85m (23'3" x 15'10")*

## Bedroom 1 with ensuite

*4.46m x 5.12m (14'7" x 16'9")*

Ensuite 2.54 x 2.39

## Bedroom 2

*3.65m x 4.45m (11'11" x 14'7")*

## Kitchen

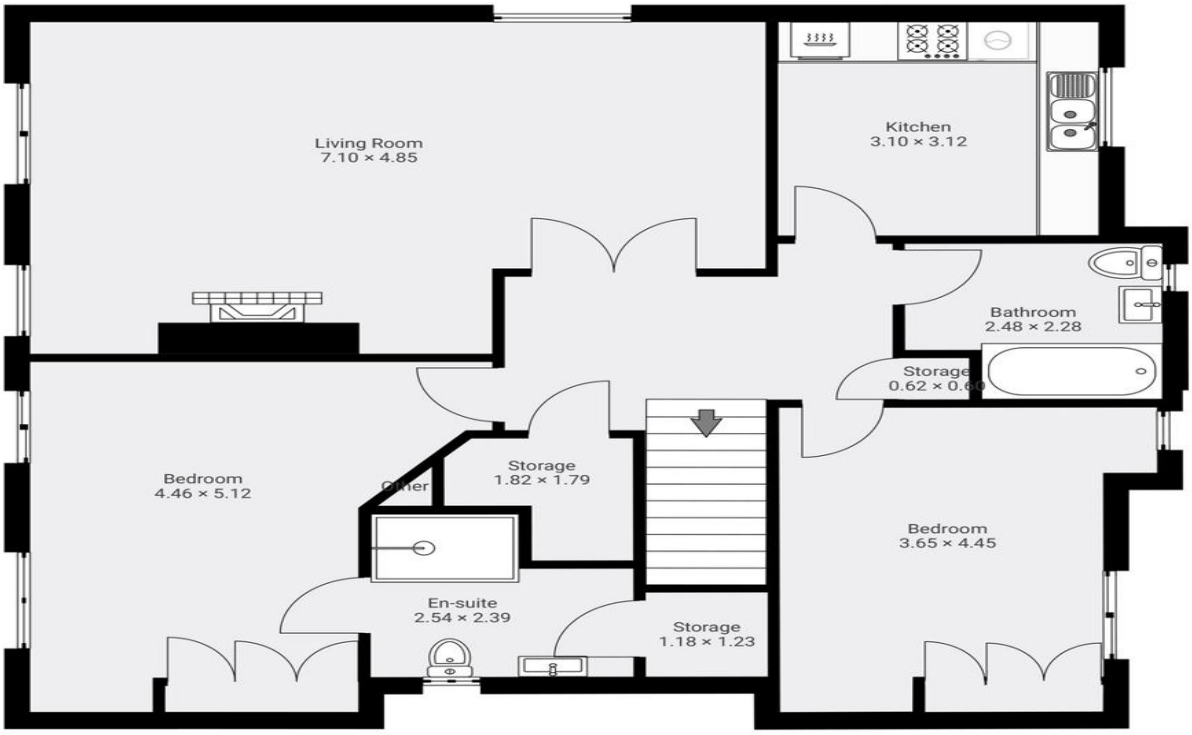
*3.10m x 3.12m (10'2" x 10'2")*

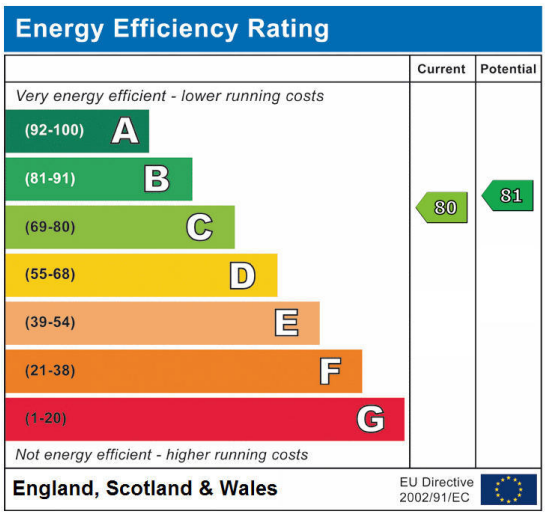
## Bathroom

*2.48m x 2.28m (8'1" x 7'5")*

▼ 1st Floor

TOTAL AREA: 98.48 m² · LIVING AREA: 98.48 m² ·




Garden Court, Killinghall, Harrogate, North Yorkshire, HG3 2GN

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

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