DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



16 West Court, Hollins Hall, Killinghall, HG3 2WY

This well designed two bedroom detached bungalow enjoys a quiet setting within the exclusive Hollins Hall community benefitting from a range of amenities specifically for residents aged 55 years and above. NO ONWARD CHAIN.

17 Albert Street, Harrogate, North Yorkshire,
HG1 1JX
Tel: 01423 877200

dacres.co.uk







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16 West Court, Hollins Hall, Killinghall, Harrogate, HG3 2WY

Guide Price: £295,000

- Exclusive retirement community
- Delightful Dales setting
- Individual detached bungalow
- Elegant sitting room
- Two double bedrooms
- Ensuite bathrooom / house shower room







General remarks

Conveniently located amidst open countryside between the North Yorkshire villages of Hampasthwaite and Killinghall Hollins Hall provides a range of facilities for retirement buyers.

The detached bungalow with gas fired heating and double glazing provides a carefully designed layout of accommodation ideal for buyer seeking to retain privacy and independence with the comfort of on hand leisure facilities.

A reception hall gives access to an elegant sitting room, well-appointed kitchen and two bedrooms (the larger having its own ensuite shower room) along with a house bathroom, All rooms feature high ceilings to accommodate cherished furniture pieces and artwork with aspects across communally owned and maintained landscaped gardens from front and rear elevations.

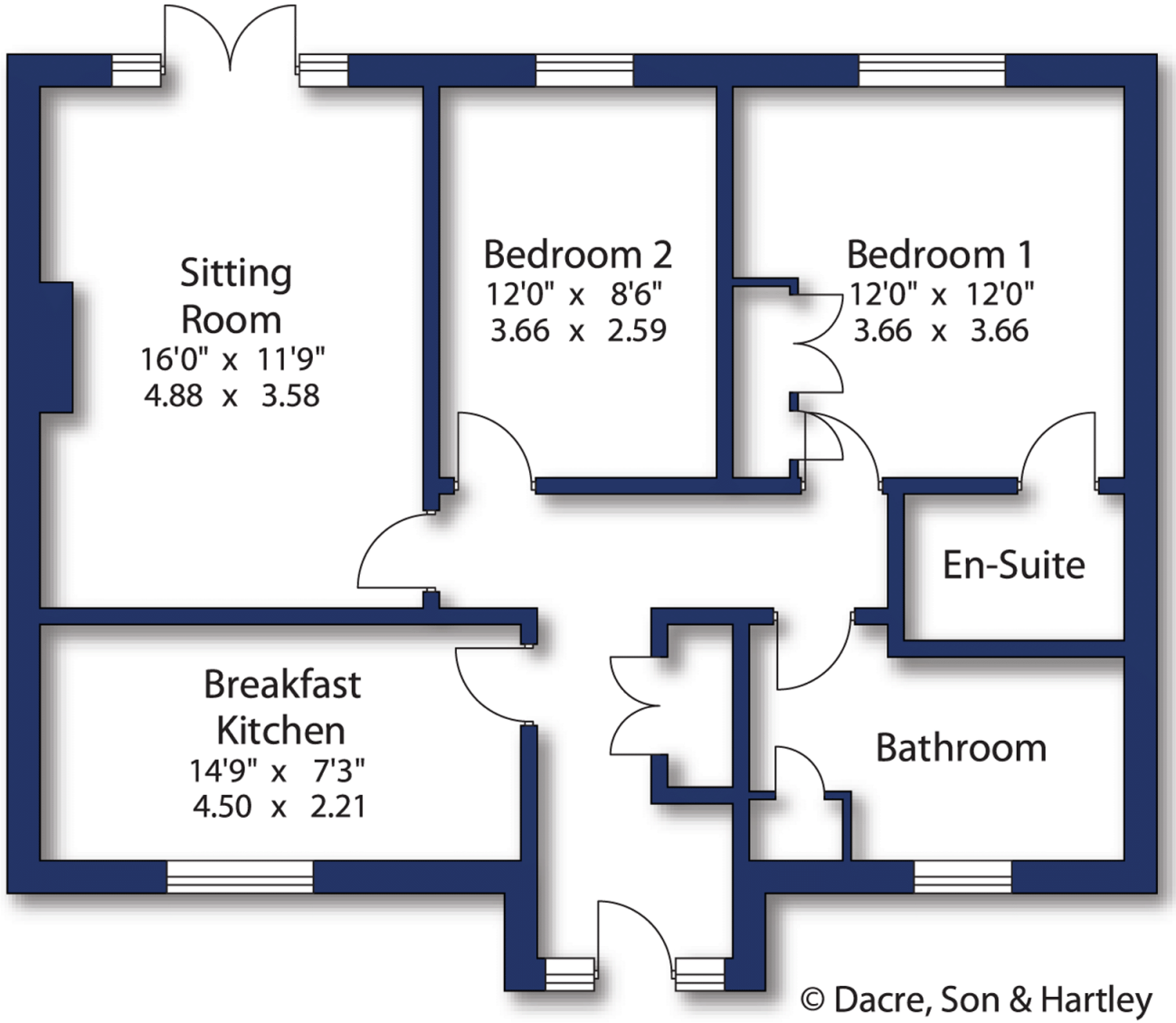
The Hollins Hall residents have immediate access to excellent leisure facilities including the swimming pool / exercise room, a residents lounge, and the Terrace restaurant

The current service charge of £11,555 per annum covers the above leisure facilities along with external property and communal ground / gardens maintenance, buildings insurance and a sinking fund towards infrastructure costs including the external fabric of the bungalow, maintenace of roads, parking areas etc.

As a residents you are responsible for the cost of your own public utility services , contents and insurance.

PLEASE NOTE THAT FOR MARKETING PURPOSES SOME ROOMS HAVE BEEN PORTRAYED WITH POTENTIAL FURNITURE LAYOUTS.

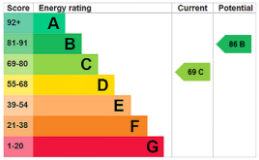
Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Dacre, Son
& Hartley
Virtual Stager







Contact us

01423 877200

harrogate@dacres.co.uk

Directions

Proceeding out of Harrogate on Skipton Road turn right at the roundabout in the direction of Killinghall, first left on to Lund Lane, where Hollins Hall will be found on the right hand side after approximately ¾ mile. At the end of the drive continue almost straight ahead where the property will be found on the left hand side.

What3Words sapping.dazzling.coarser

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Leasehold 125 years from 01.03.1999
- Service charge £11,555 per annum
- All mains services are installed
- Car parking for residents and their guests

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.