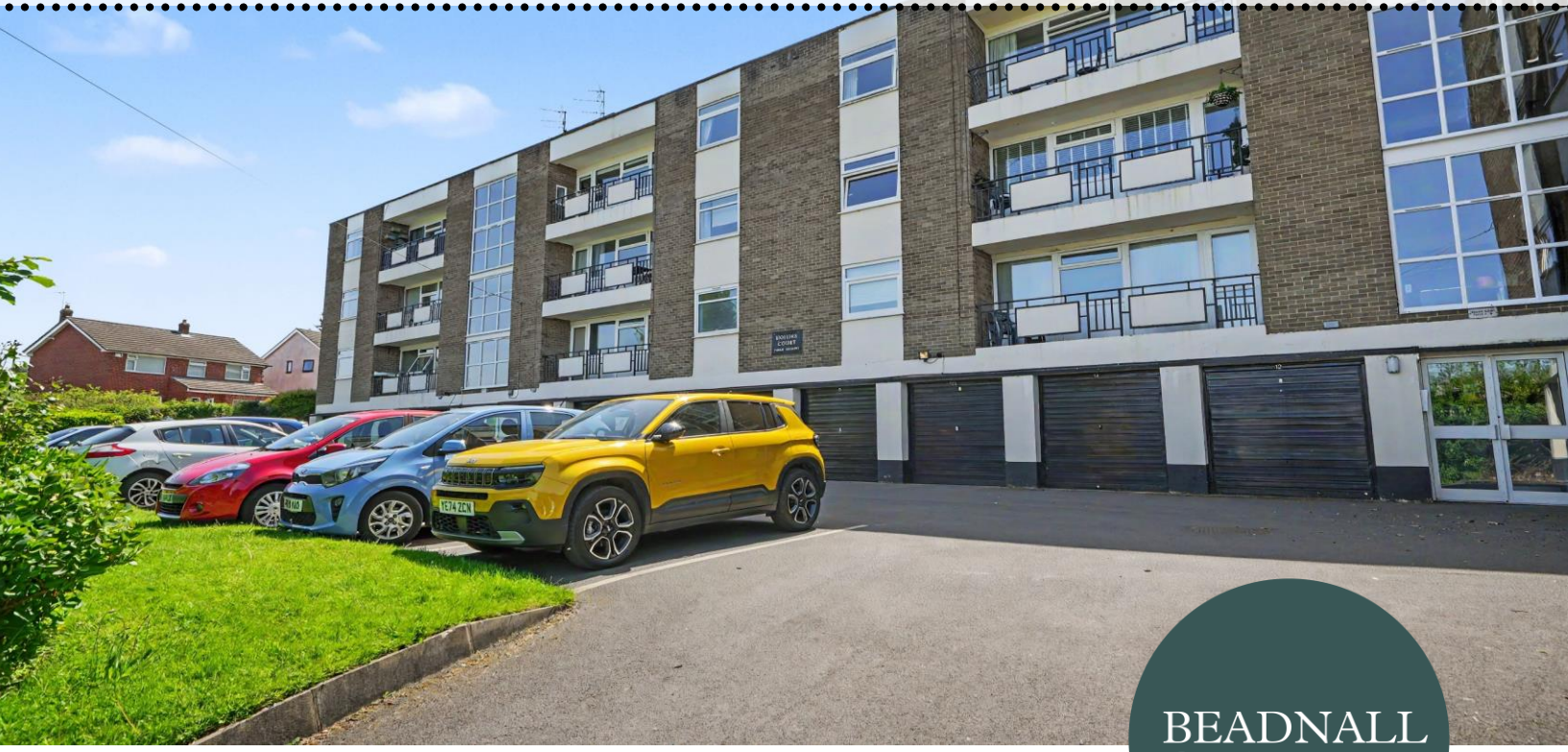
9 HOLLINS COURT, HAMPSTHWAITE ROAD

North Yorkshire



BEADNALL
Copley

A top floor apartment offering bright and spacious accommodation and benefitting from a balcony with views, garaging and off-street parking.

Asking Price:
£235,000

PARTICULARS

Harrogate, HG1 2JQ

A beautifully presented and impressively spacious two double bedroom top floor apartment, this home offers an exceptional sense of light and openness, enhanced by a private balcony boasting far reaching, elevated views. Perfectly positioned within easy walking distance of the town centre, it combines convenience with a peaceful residential setting.

The thoughtfully designed accommodation has been upgraded by the current owner, creating a comfortable living environment. The layout includes: a secure communal entrance with both lift and stair access to all floors; a welcoming private hallway with a generous double storage cupboard; a bright and airy lounge diner with direct access to the balcony; and a quality kitchen fitted with appliances. There are two well sized double bedrooms, each offering excellent natural light, along with a beautifully appointed modern shower room finished to a good standard.

Externally, the property continues to impress with attractive, well maintained lawned gardens, ample residents' parking, and the added benefit of a private garage, ideal for secure parking or additional storage.







For further information visit:
www.beadnallcopley.co.uk






minutes flat walk
to junior school

SITUATION

A thriving town

Hollins Court is located on the corner of Ripon Road and Hampsthwaite Road. The development itself occupies a large corner plot with well-established and well-tended communal gardens.

Harrogate is regarded as one of the North's most fashionable and historic spa towns and offers a wide variety of restaurants, cafes and shops. The town is a tourist destination, and its visitor attractions include its spa waters, Harlow Carr Gardens, Betty's Tea Rooms and Valley Gardens. From the town one can explore the nearby Yorkshire Dales. Harrogate is complemented by its close proximity via road or rail into Yorkshire's key commercial centres.

- Rail Links
- Schools
- Road Links
- Eateries
- Shops

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LIFESTYLE

Vibrant Community Living

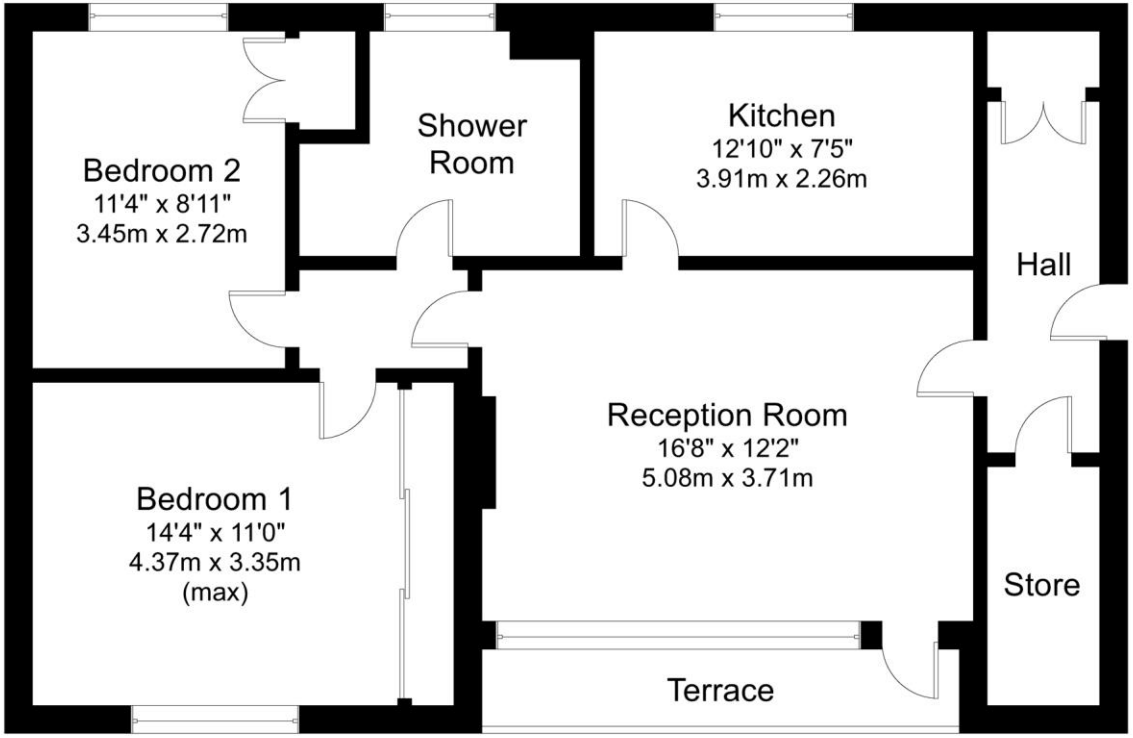





HOLLINS
COURT
PRIVATE PROPERTY







Gross internal floor area (approx.): 73.5 sq m (792 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only

To book a viewing call us on:
01423 503 500 or email us:
harrogate@beadnallcopley.co.uk

Lettings Service
Our Lettings Service offers landlords a comprehensive and professional service for residential lettings. We have the expertise and marketing skills to attract good calibre tenants and to manage properties diligently. Please call our Lettings Division on Harrogate (01423) 505458 or email lettings@beadnallcopley.co.uk

Tenure
Leasehold - 942 years 7 months

Services
All Mains Services

Energy Rating
A full copy of the Energy Performance Certificate is available upon request.

Property Misdescription Act
These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly (a) their accuracy is not guaranteed and neither Beadnall & Copley nor the vendor(s) accept liability in respect of their contents, (b) they do not constitute an offer or contract of sale and, (c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.