

### OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm



## 10 good reasons to choose DMA

- \* *Open 7 days a week.*
- \* *Filey's longest established family run independent estate agency.*
- \* *Prompt efficient friendly service.*
- \* *360° virtual tours and floor plans.*
- \* *Free advertising: no sale - no charge.*
- \* *Free no obligation market valuation.*
- \* *Free accompanied viewing.*
- \* *Dedicated sales progression.*
- \* *Prominent town centre location.*
- \* *Modern walk-round self selection display.*

RESIDENTIAL  
SALES

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES

Proprietors: **David Mansfield ATTON FNAEA.**  
**Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



4 THE STABLES, HUNMANBY HALL  
HUNMANBY YO14 0HZ



Leasehold £152,000

### FEATURES

- \* **Ideal second home, retirement or investment purchase.**
- \* Two bedroom first floor apartment with views over the village to the sea.
- \* Located in this attractive and much sought after development of luxury apartments.
- \* Part of what was the well known Methodist Hunmanby Hall Girls School.
- \* Converted in 2000.
- \* Gas central heating to radiators.
- \* **New 'Ideal' gas combination boiler.**
- \* Upvc double glazed windows.
- \* Allocated and visitor parking.
- \* Well maintained communal grounds.
- \* **Sold with no onward chain.**
- \* Viewing is very recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.

Stairs to:

FIRST FLOOR: Own Door to Entrance Hall. Lounge. Kitchen.  
Two Bedrooms. Bathroom.

OUTSIDE: Allocated and visitor parking. Communal grounds

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***Floor Plan:***



Total area: approx. 60.1 sq. metres (647.3 sq. feet)

Please note this floor plan is a guide and not to scale.  
Plan produced using PlanUp.

**4 The Stables, Hunmanby Hall, Hunmanby**



**BEDROOM ONE**

**4.01m x 2.89m** (13'2" x 9'6")

Radiator. Secondary double glazed sash window.



**BATHROOM**

**2.41m x 1.73m** (7'11" x 5'8")

Bath with shower attachment over. Shower screen. Handbasin and wc. Chrome ladder radiator. Half tiled walls. Secondary double glazed sash windows.

**KITCHEN**

**2.81m x 1.75m** (9'3" x 5'9")

Inset sink and drainer. Modern base cupboards with laminate worksurface. Matching wall cupboards. Free standing double oven with gas hob. Automatic washing machine. Wall mounted 'Ideal' gas combination boiler. Low level 'fridge'. Inset spotlights.



**LOUNGE**

**5.68m x 3.37m** (18'8" x 11'1")

Radiator. Three secondary double glazed sash windows with views over the village to the sea.



**OUTSIDE:**

Communal grounds. Allocated and visitor parking.

