

## 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)  
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# DMA

ESTATE  
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## FLAT S3, THE QUADRANGLE HUNMANBY HALL, HUNMANBY YO14 0HZ



Leasehold £244,950

### FEATURES

- \* **Ideal for retirement or second home.**
- \* Spacious three bedroom duplex apartment.
- \* Located in the what was Hunmanby's Methodist Girls School.
- \* Close to the village centre and all amenities.
- \* **Views across the village of Hunmanby to the sea.**
- \* Gas central heating to radiators.
- \* Double glazing.
- \* Modern kitchen.
- \* Stairlift.
- \* Security entry system to the front door.
- \* Parking for one car.
- \* **EPC Rating: C.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal Front Door with Security Entry System.  
Three Bedrooms (one with ensuite). Bathroom.

Stairs to

FIRST FLOOR: Entrance Hall. Lounge. Kitchen. Utility Room.

OUTSIDE: Communal grounds. Parking.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
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FLAT S3, THE QUADRANGLE, HUNMANBY HALL, HUNMANBY

**Front Door with Security Entry System**

**COMMUNAL ENTRANCE HALL**

**Own Door to ENTRANCE HALL**

Understairs cupboard. Radiator.

**Stairs and stairlift to:**

**FIRST FLOOR:**

**LANDING**

Radiator.



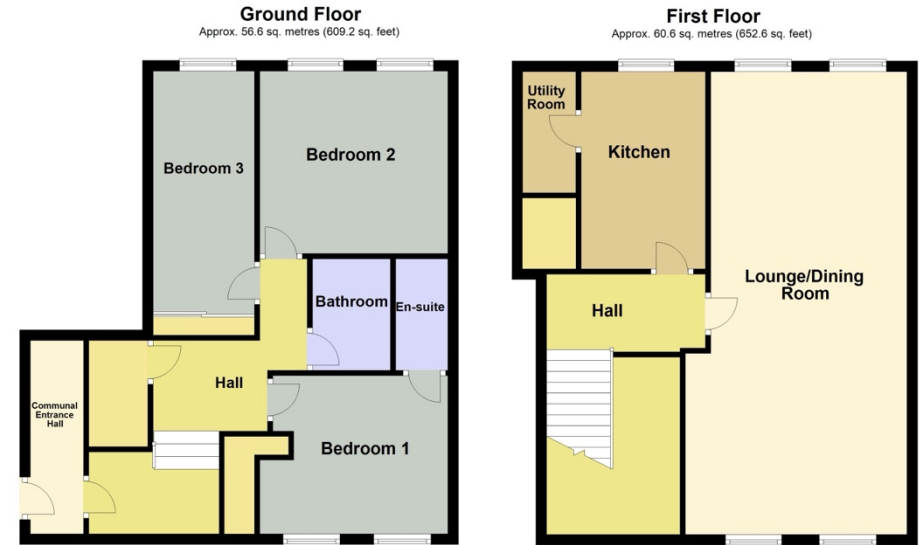
**LOUNGE / DINING ROOM**

**3.68m widening to 4.16m x 8.71m**  
(12'1" widening to 13'8" x 28'7")

Two radiators, one with decorative cover. Two upvc double glazed sash tilt and turn windows to the front and two upvc double glazed sash tilt and turn windows to the rear.



**Floor Plan:**



Total area: approx. 117.2 sq. metres (1261.8 sq. feet)

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

**S3 The Quadrangle, Hunmanby**

Flat S3, The Quadrangle, Hunmanby Hall, Hunmanby - continued



### TENURE

Leasehold - 999 years.

All apartment owners have a share of the freehold.

Maintenance: include buildings insurance, maintenance of the grounds and communal areas and window cleaning.

**Council Tax Band: D.**

### LOCATION:

Hunmanby is a large village three miles inland from Filey and nine miles from both Scarborough and Bridlington. The village offers a wide range of shops, chemist, doctors' surgery, solicitors' office, dentists, optician, community centre, sub Post Office, Primary School, two churches, a sports and social club, four public houses and a bowling club together with both bus and train services.

### DIRECTIONS:

From the DMA office take the Bridlington road from Filey and turn right just after the Royal Oak level crossing. Follow the signposts into Hunmanby village. At the centre of the village turn right onto the main road and then the next left onto Hall Park Road. Hunmanby Hall is located on the left hand side with the apartment situated in the Quadrangle.



### KITCHEN

**3.70m x 2.33m (12'2" x 7'8")**

Inset grey sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Tiled splashback. Provision for American 'fridge / freezer. Built-in wine rack. Radiator. Upvc double glazed sash window.



**Viewing strictly by appointment only through DMA Estate Agents**

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### UTILITY ROOM

Base cupboard. Wine rack. Wall mounted gas combination boiler. Plumbing for automatic washing machine and dishwasher.

### Stairs and Stairlift to:

### GROUND FLOOR:

#### BEDROOM ONE

3.53m x 2.97m (11'7" x 9'9")

Fitted wardrobes. Radiator with decorative cover. Two upvc double glazed sash windows.



#### ENSUITE

Shower cubicle with mixer shower, handbasin and wc in vanity unit. Fully tiled walls. Chrome ladder radiator.

#### BEDROOM TWO

3.30m x 3.42m (10'10" x 11'3")

Radiator. Two upvc double glazed sash windows.



#### BEDROOM THREE

1.90m x 4.52m (6'3" x 14'10")

Fitted wardrobes with sliding doors. Radiator. Upvc double glazed sash window.



#### BATHROOM

1.67m x 2.05m (5'6" x 6'9")

Bath with shower over and screen. Handbasin and wc. Tiled walls. Extractor fan. Tiled walls. Ladder towel radiator.



#### OUTSIDE:

Communal grounds. Parking space for one car and visitors parking.

