

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
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COMMERCIAL
SALES

Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON

www.dmaestateagents.co.uk

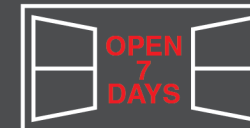
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**N17 THE QUADRANGLE, HUNMANBY HALL
HUNMANBY YO14 0HZ**



Leasehold £189,950

FEATURES

- * **Ideal for retirement or second home.**
- * Well presented three bedroom first floor apartment.
- * Located on this attractive and much sought after development of luxury apartments.
- * Close to the village centre and all amenities.
- * Pleasant views over the extensive communal gardens.
- * Gas central heating to radiators.
- * Upvc double glazed sash windows.
- * Modern breakfast kitchen.
- * Large bathroom with bath and walk-in shower.
- * Allocated and visitor parking.
- * Security entry system to front door.
- * **EPC Rating E.**
- * Viewing very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal front door with security entry system.

Stairs to:

FIRST FLOOR: Own front door. Lounge. Kitchen. Three Bedrooms. Bathroom.

OUTSIDE: Parking. Communal gardens.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Total area: approx. 78.1 sq. metres (841.2 sq. feet)

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

N17 The Quadrangle, Hunmanby Hall, Hall Park Road, Hunmanby

OUTSIDE:

Allocated and visitor parking.



Council Tax Band C.

TENURE: Leasehold: All owners own a share of the freehold.
Buildings maintenance: £160 per month (includes building insurance).
Grounds: £419 per annum.

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 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.

Viewing strictly by appointment only through DMA Estate Agents

N17 THE QUADRANGLE, HUNMANBY HALL, HUNMANBY

Communal Door to COMMUNAL ENTRANCE HALL

Stairs to:

FIRST FLOOR:

Own Door to:

HALLWAY

Two radiators.



KITCHEN
3.10m x 4.11m (10'2" x 13'6")

Inset stainless steel sink and drainer. Good range of base cupboards in oak finish with worktops over. Matching wall cupboards. Built-in electric oven. Gas hob with extractor hood over. Plumbing for automatic washing machine and dishwasher. Integrated 'fridge / freezer. Cupboard housing gas combination boiler. Radiator. Two upvc double glazed windows.



LOUNGE / DINING AREA
5.08m x 4.09m (16'8" x 13'5")

Electric coal effect fire in marble surround. Two radiators. Three upvc double glazed sash windows.



BEDROOM THREE / STUDY
1.40m x 2.03m (4'7" x 6'8")

Radiator. Upvc double glazed window.

BEDROOM ONE

3.30m x 2.92m (10'10" x 9'7")

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



BATHROOM
2.03m x 4.60m (6'8" x 15'1")

Corner bath with shower attachment over. Handbasin in vanity unit and wc. Walk-in shower cubicle with mixer shower. Tiled floor. Part tiled walls. Heated towel radiator. Three upvc double glazed sash windows.

BEDROOM TWO

2.77m x 2.54m (9'1" x 8'4")

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

