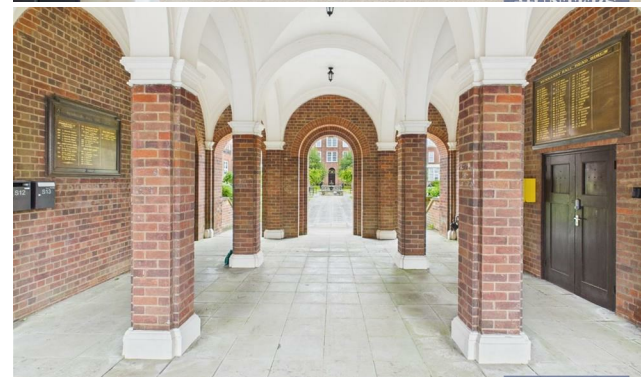




Hunmanby Hall, Hall Park Road, Hunmanby, YO14 0HZ

- Second Floor Apartment
- No Onward Chain
- Communal Gardens
- One Bedroom
- Allocated Parking Space
- EPC Grade: C

Guide Price £120,000

Tenure: Leasehold

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Hunmanby Hall, Hall Park Road

DESCRIPTION

Positioned within the distinguished South Wing of the sought-after Hunmanby Hall development, this beautifully maintained second floor one bedroom apartment offers spacious accommodation, tasteful interiors, "Penthouse Feel" and far-reaching open aspect views.

The property offers a light and welcoming atmosphere, with well-proportioned rooms throughout. The layout briefly comprises: a spacious entrance hallway, a bright and airy lounge/dining room, a well-appointed fitted kitchen, a double bedroom, and a modern bathroom. Externally, residents benefit from beautifully maintained communal gardens and a private allocated off-road parking space.

Hunmanby is a thriving village that boasts a strong sense of community and an impressive array of local amenities. These include a convenience store, post office, chemist, various independent retailers, a selection of public houses, a community centre, doctors' surgery, dental practice, and a primary school. Regular public transport links provide easy access to surrounding towns and the coast.

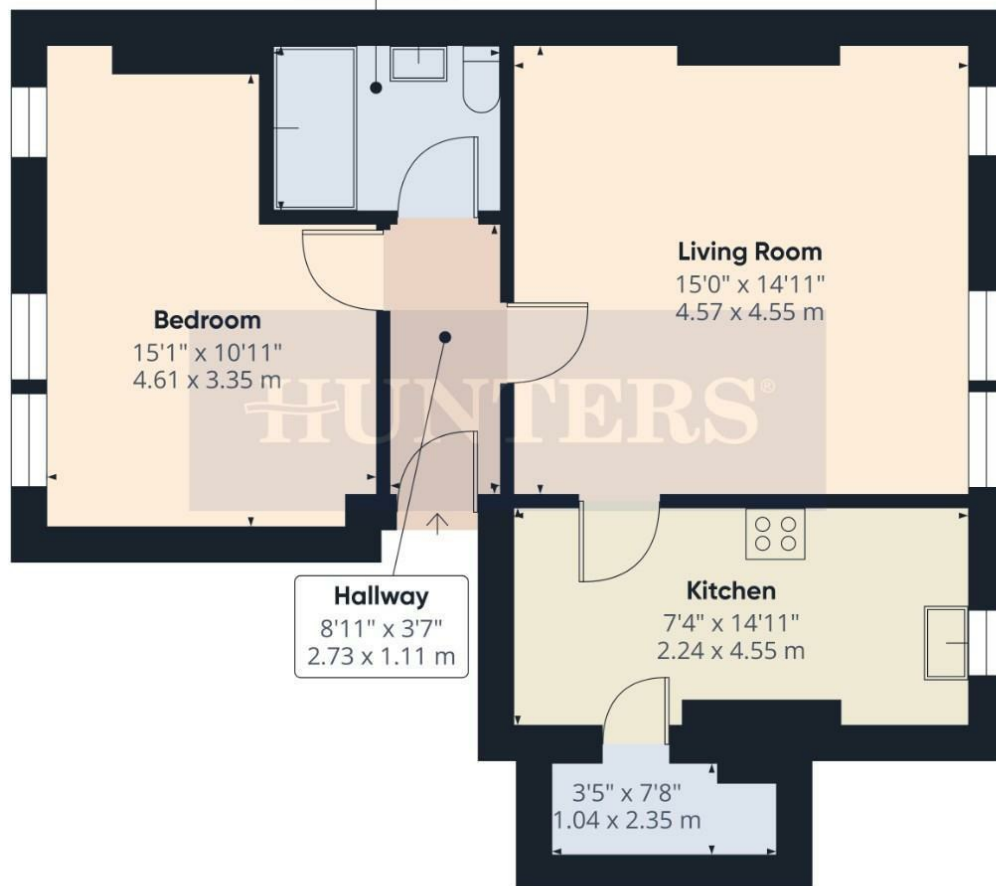
This apartment would be ideally suited for those seeking a permanent residence or a peaceful second home in a unique setting. Viewing is highly recommended to fully appreciate the scale, character, and setting of this exceptional property.

We have been informed by the vendor that the property is leasehold with approximately 970 years remaining. We have also been advised that the maintenance charge is approximately £2,820 and the ground rent approximately £350 per annum. We believe that holiday letting is not permitted, however, pets and assured shorthold tenancies are permitted with permission.

Call us now to arrange your viewing!



Bathroom
5'5" x 7'4"
1.67 x 2.25 m



Bedroom
15'1" x 10'11"
4.61 x 3.35 m

Living Room
15'0" x 14'11"
4.57 x 4.55 m

Hallway
8'11" x 3'7"
2.73 x 1.11 m

Kitchen
7'4" x 14'11"
2.24 x 4.55 m

3'5" x 7'8"
1.04 x 2.35 m

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Approximate total area⁽¹⁾
584 ft²
54.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	76	77	
England & Wales		EU Directive 2002/91/EC	England & Wales
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



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