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DMA ESTATE AGENTS

Ombudsman www.oea.co.uk

Proprietors: David Mansfield ATTON FNAEA. Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

OFT Approved code

NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

W3 THE QUADRANGLE, HUNMANBY HALL, HUNMANBY YO14 0HZ



Leasehold £147,500

FEATURES

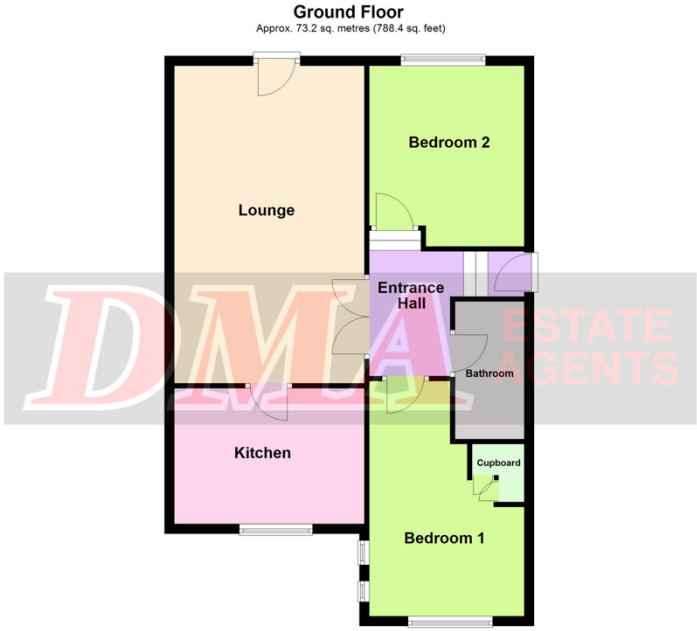
* Spacious two bedroom ground floor apartment.
* Located in this attractive and much sought after development of luxury apartments.
* **Views over Hunmanby to the sea.**
* Gas central heating to radiators.
* Upvc double glazed windows.
* Modern kitchen and bathroom.
* Patio area and communal grounds.
* Residents and visitor parking.
* **EPC Rating: C.**
* **Sold with no onward chain.**
* Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Communal Door to Entrance Hall. Two Bedrooms. Lounge. Kitchen. Bathroom.
OUTSIDE:	Patio area. Communal grounds. Residents and visitor parking.

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. 73.2 sq. metres (788.4 sq. feet)

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

W3 The Quadrangle, Hall Park Road, Hunmanby

Council Tax Band **C.**

TENURE

Leasehold - 999 years from 2000
All apartment owners have a share of the freehold.
Ground maintenance: £450.00 per annum.
Service charges: approx. £2,831 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

Communal Door to **ENTRANCE HALL**

Own Door to:



HALLWAY

Radiator.

BEDROOM ONE **3.63m x 2.89m** (11'11" x 9'6")

Large built-in L-shaped cupboard. Radiator. Three upvc double glazed windows with modern wooden shutters.







BEDROOM TWO
3.47m x 3.17m (11'5" x 10'5")

Fitted wardrobes. Radiator. Upvc double glazed window with modern wooden shutters.

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BATHROOM **2.81m x 1.52m** (9'3" x 5'0")

Quadrant shower cubicle with mixer shower. Bath, handbasin and wc. Chrome ladder radiator. Tiled walls. Extractor fan.





LOUNGE **6.50m x 3.88m** (21'4" x 12'9")

Wall lights. Two radiators. Ornate coving. Parquet flooring. Upvc double glazed stained glass window. ***Upvc patio door to the Patio Area.***





KITCHEN **3.86m x 2.76m** (12'8" x 9'1")

Black resin sink, vegetable sink and drainer. Modern wall and base units. Tall larder cupboard. Built-in oven and hob with extractor fan over. Provision for a tall 'fridge / freezer. Breakfast bar. Plumbing for an automatic washing machine. Cupboard housing gas combination boiler. Radiator. Upvc double glazed window with modern wooden shutters.





OUTSIDE:

Patio area accessed from the Lounge. Allocated and visitor parking. ***Extensive communal gardens with views to the sea.***







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