







Hall Park Road, Hunmanby, Filey, YO14 0HW

- Ground Floor Apartment
- Historic Hunmanby Hall
- EPC: D
- Two Well Proportioned Bedrooms
- Off Road Parking
- No Onward Chain

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HERE TO GET *you* THERE

Guide Price £225,000

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DESCRIPTION

Hunters are delighted to bring to the market this two-bedroom ground floor apartment, situated within the historic Hunmanby Hall development in the village of Hunmanby. Offering approximately 930 sq. ft. of accommodation, allocated parking and period features, the property provides generous living space within a historic building.

The apartment features a spacious living room with a fireplace, decorative coving and large windows allowing natural light into the room. The kitchen/diner offers a range of fitted units, integrated cooking appliances, worktop space and room for a dining table.

The property offers two well-proportioned double bedrooms, both benefiting from fitted wardrobes, with one bedroom also featuring an en-suite shower room. A separate shower room serves the remaining accommodation. Further benefits include gas central heating, double glazing, dual access and allocated off-street parking. The apartment also benefits from practical understairs storage and access to a rare and distinctive communal cellar space, providing additional storage within this historic development.

Hunmanby Hall is a Grade II* listed historic building dating back to the early 17th century. Originally a country residence, it later became a girls' boarding school before being converted into residential apartments, retaining a number of its original architectural features.

The property overlooks a courtyard and is located within walking distance of Hunmanby village centre, which offers a range of amenities including shops, cafés, pubs, a post office and bus links. The nearby coastal town of Filey provides access to sandy beaches and further amenities.

Combining generous accommodation, charming period features and a unique historic setting, this apartment presents a wonderful opportunity for buyers seeking a characterful home within easy reach of Hunmanby's village amenities and the Yorkshire coastline.



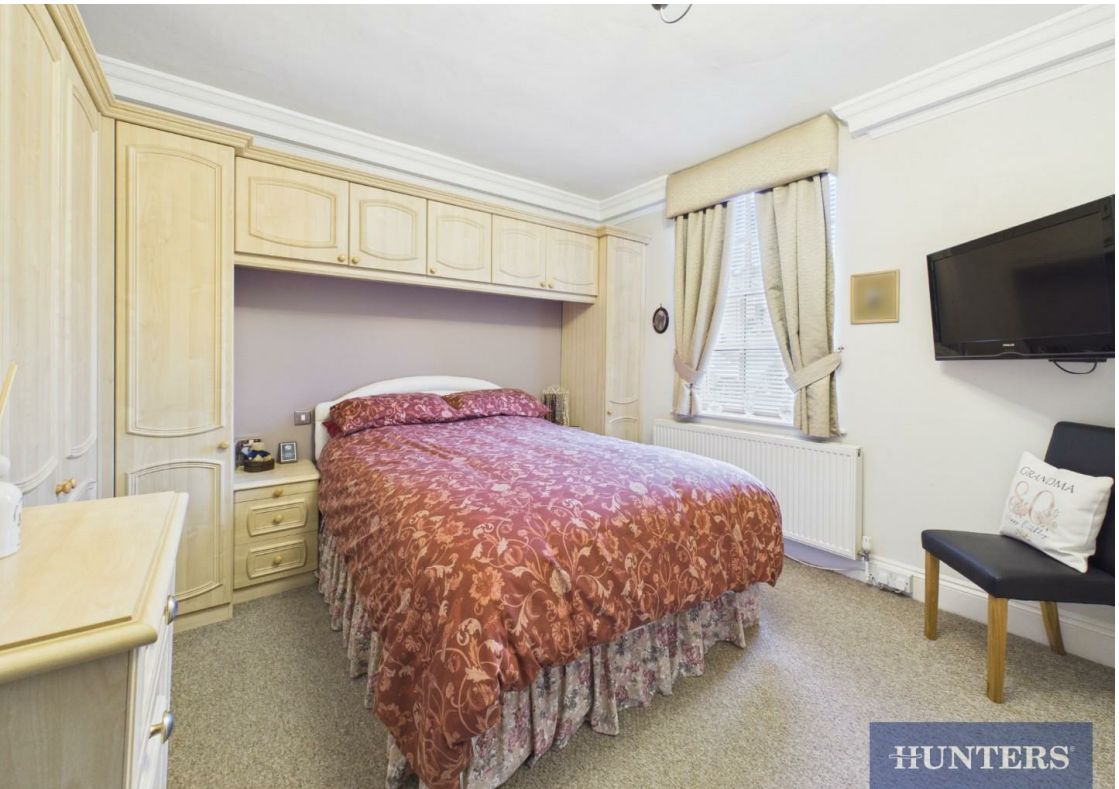







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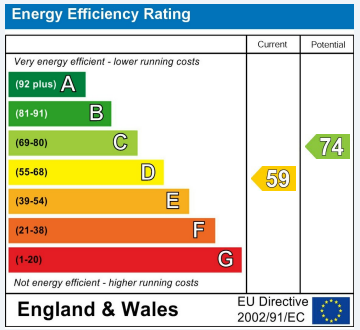

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ENERGY PERFORMANCE CERTIFICATE

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com

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