



HUNTERS®

## West Wing, Hunmanby Hall, Hunmanby, YO14 0HZ

- For Sale via Modern Method of Auction
- Two Bedrooms
- Off Road Parking
- Distant Sea View

- Top Floor Flat
- No Onward Chain
- Buyer Fees Apply
- EPC Grade: C

**By Auction £75,000**

Tenure: Leasehold

HUNTERS®

HERE TO GET *you* THERE

# West Wing, Hunmanby Hall, Hunmanby, YO14 0HZ

## DESCRIPTION

\*FOR SALE VIA MODERN METHOD OF AUCTION\*

Positioned within the distinguished West Wing of Hunmanby Hall, this beautifully presented top-floor apartment combines spacious accommodation with tasteful décor, a delightful “penthouse feel,” and far-reaching open views with distant sea views!

The property enjoys a light and welcoming atmosphere throughout, with generously proportioned rooms and a well-designed layout comprising: a spacious entrance hallway, a bright and airy lounge/dining room, a well-appointed fitted kitchen, two comfortable bedrooms, and a bathroom.

Externally, residents benefit from immaculately maintained communal gardens and an allocated off-road parking space, offering both convenience and tranquillity.

Hunmanby is a thriving and well-served village, renowned for its strong sense of community and wide range of local amenities.

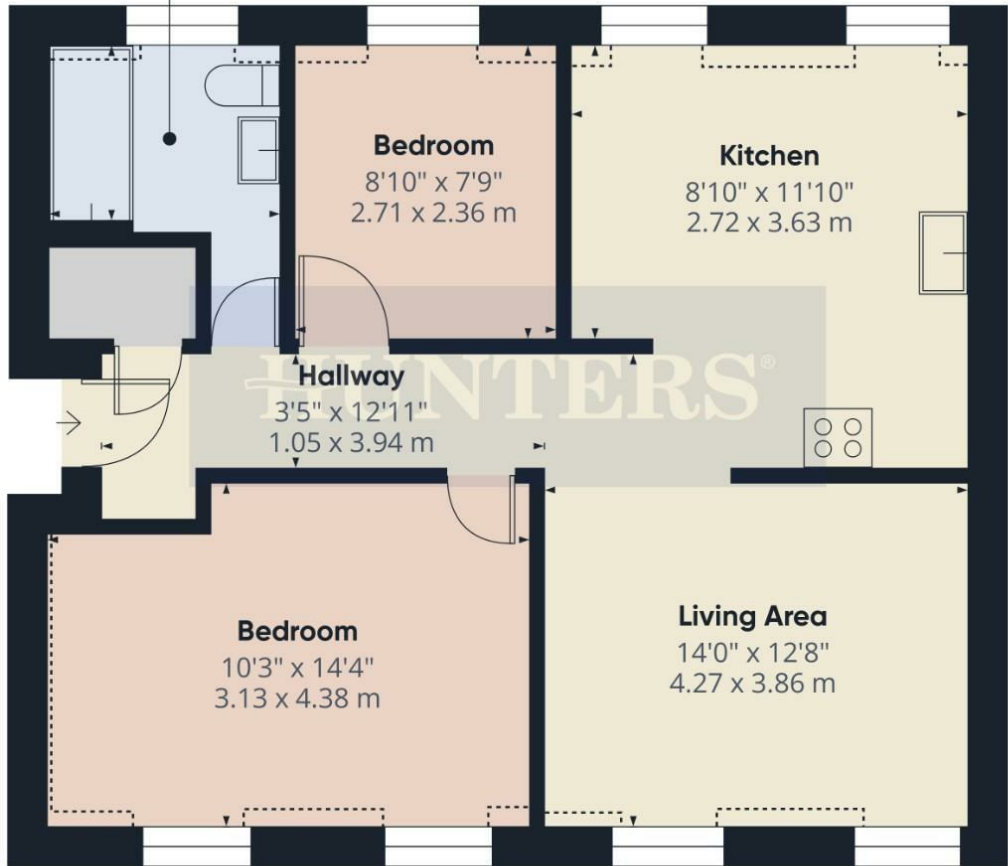
These include a convenience store, post office, chemist, independent shops, traditional public houses, a community centre, doctor’s surgery, dental practice, and a primary school. Regular public transport links provide easy access to nearby coastal towns and surrounding areas.

This superb apartment is ideal as a permanent residence or peaceful second home, perfectly blending charm, comfort, and character in a unique historic setting.

Viewing is highly recommended to fully appreciate the quality, scale, and setting of this exceptional property.



**Bathroom**  
5'6" x 6'10"  
1.70 x 2.09 m



Approximate total area<sup>(1)</sup>  
625 ft<sup>2</sup>  
58 m<sup>2</sup>

Reduced headroom  
17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

GIRAFFE 360

Council Tax: B

# 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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

