LEASEHOLD







Flat (EPC Rating: C)

FLAT N2 THE QUADRANGLE, HUNMANBY HALL HALL PARK ROAD, HUNMANBY,

Asking Price

£145,000

Cranswicks
Land and Property Agents

1 1 1 C

1 Bedroom Flat located in Hunmanby

A spacious one bedroom (but with potential for two bedrooms) ground floor leasehold apartment with hobby room located at Hunmanby near Filey and with gas central heating, uPVC double glazing, well maintained communal grounds and nearby allocated and visitor parking. Offered for sale with no onward chain.

Please note: In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property, in that one of the vendors is an employee of Cranswicks Land & Property Agents.

Living Room/Diner

Spacious and bright, the living room/diner features a series of tall, narrow windows that flood the space with natural light. The room benefits from a warm wooden floor and a charming fireplace, adding a cosy focal point. Its generous size offers flexibility for both dining and relaxing areas, with neutral walls providing a blank canvas for personal touches.

Kitchen

The kitchen is practical and neatly arranged with a U-shaped layout providing ample work surface and storage. It has a light wood effect floor and white cabinetry complemented by a distinctive green and black tiled splashback. There is a small breakfast bar area with stools, making it a pleasant space for casual dining or quick meals.

Bedroom

This bedroom is a bright and spacious room featuring a wall of built-in wardrobes that offer considerable storage. The neutral carpet and walls provide a calm, blank canvas for personal decoration. The room's generous proportions allow for a variety of furniture arrangements, making it a functional and comfortable sleeping space.

Hobby Room

A compact room with carpeted flooring and neutral walls, suitable as a study or small bedroom. The simple design offers versatility and the potential to personalise the space to your liking.

Bathroom

The bathroom is fitted with a full-size bathtub, a separate shower cubicle, a toilet, and a wash basin set within a vanity unit. The tiled floor and half-tiled walls are complemented by a decorative border, creating a practical and welcoming bathing space.

MANAGEMENT CHARGES:

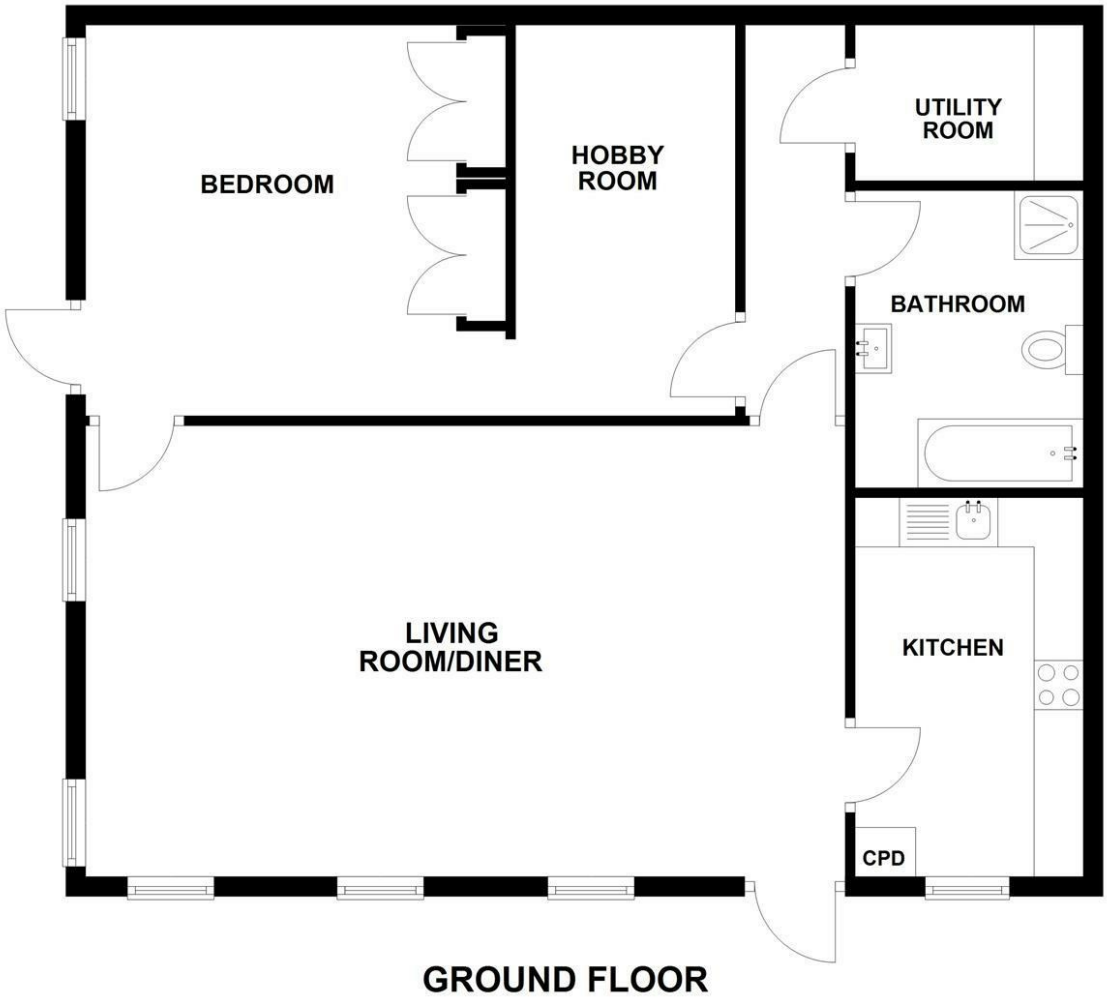
Current management charges are paid twice yearly (this covers property maintenance and buildings insurance).

Grounds maintenance is paid annually.







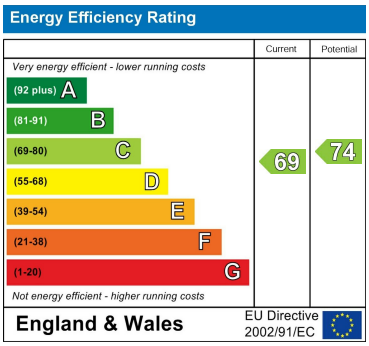


GROUND FLOOR

Council Tax Band

C

Energy Performance Graph



Call us on

01262 672110

info@cranswicks.com

www.cranswicks.com

Regulated by RICS

The Property Ombudsman

Cranswicks
Land and Property Agents

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.