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Sunday and Bank Holidays	12 noon	to	2 pm

10 good reasons to choose DMA

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* *Dedicated sales progression.*
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* *Modern walk-round self selection display.*

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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

W6 THE QUADRANGLE, HUNMANBY HALL, HUNMANBY YO14 0HZ



Leasehold £159,950

FEATURES

* **Ideal for second home or retirement.**
* Spacious two bedroom first floor apartment.
* Located in this attractive and much sought after development of luxury apartments.
* Converted in 2000.
* Excellent views to the front over the village towards the sea.
* Gas central heating to radiators.
* Upvc double glazed windows.
* Car parking space.
* Communal gardens.
* **Sold with no onward chain.**
* **EPC Rating: C.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

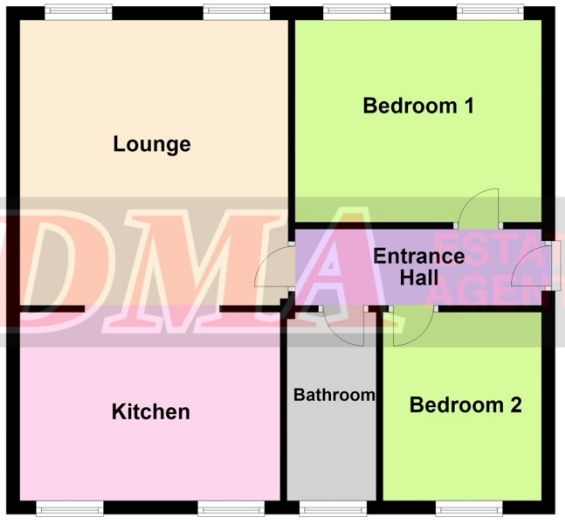
GROUND FLOOR:	Communal Front Door to Communal Entrance Hall
Stairs to:	
FIRST FLOOR:	Own Front Door to Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.
OUTSIDE:	Parking to the Front. Communal Gardens.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:

First Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



DMA ESTATE AGENTS

Total area: approx. 55.0 sq. metres (592.1 sq. feet)

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

W6 The Quadrangle, Hunmanby Hall





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. £1,510.89 – twice a year

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, opticians, 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 Front Door to COMMUNAL ENTRANCE HALL

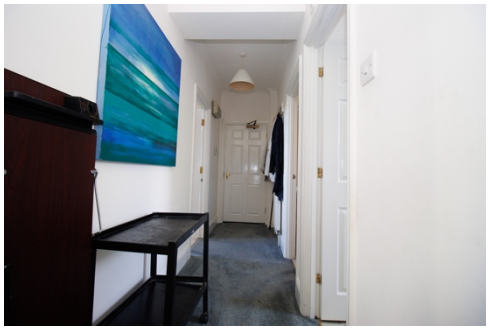
Stairs to:

FIRST FLOOR:

Own Front Door to **ENTRANCE HALL**

Radiator.





BEDROOM ONE
3.65m x 2.99m (12'0" x 9'10")

Fitted wardrobes with mirror doors. Radiator. ***Two Upvc double glazed windows with superb views over the village of Hunmanby to the sea.***







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BEDROOM TWO
2.74m x 2.36m (9'0" x 7'9")

Radiator. ***Upvc double glazed window with views over farm fields.***





BATHROOM

'P' shaped bath with shower over and screen. Handbasin and wc. Radiator. **Upvc double glazed window.**



LOUNGE
4.21m x 3.98m (13'10" x 13'1")

Radiator. ***Two Upvc double glazed windows with superb views over Hunmanby village to the sea.***





Opening to:

KITCHEN **3.15m x 2.84m** (10'4" x 9'4")

Inset sink. Base cupboards with worktops over. Matching wall cupboards. Built-in oven and electric induction hob. Cupboard housing gas central heating boiler. Integrated 'fridge / freezer. Plumbing for an automatic washing machine and dishwasher. Radiator. ***Two Upvc double glazed windows with views over farm fields.***





OUTSIDE:

Parking space and visitor parking.







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