



OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

10 good reasons to choose DMA

- * Open 7 days a week.
- * Filey's longest established family run independent estate agency.
- * Prompt efficient friendly service.
- * 360° virtual tours and floor plans.
- * Free advertising: no sale - no charge.
- * Free no obligation market valuation.
- * Free accompanied viewing.
- * Dedicated sales progression.
- * Prominent town centre location.
- * Modern walk-round self selection display.

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ESTABLISHED 1992



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N13 THE QUADRANGLE, HUNMANBY HALL
HUNMANBY YO14 0HZ



Leasehold £170,000
Sold as seen

FEATURES

- * **Ideal for retirement or second home.**
- * Well presented two bedroom first floor apartment.
- * Located in this attractive and much sought after development of luxury apartments.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern kitchen and bathrooms.
- * Ensuite to master bedroom.
- * Balcony.
- * Lift and stairs to all floors.
- * Extensive communal gardens.
- * Allocated and visitor parking.
- * **Sold with no onward chain.**
- * **EPC Rating: B.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.

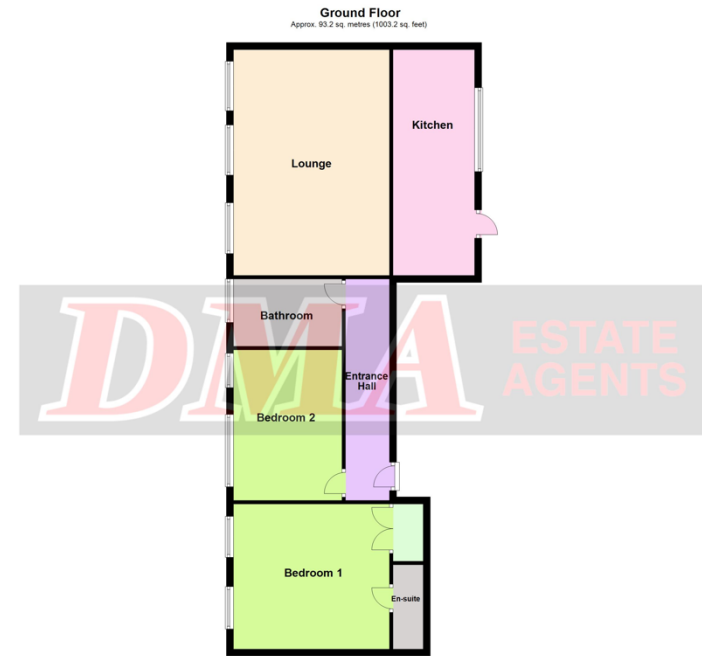
Stairs and lift to:

FIRST FLOOR: Own Door to Hallway. Lounge. Kitchen. Balcony.
Two Bedrooms (One with Ensuite). Bathroom.

OUTSIDE: Parking space. Visitor parking. Communal grounds.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



Total area: approx. 93.2 sq. metres (1003.2 sq. feet)
Please note this floorplan is a guide and not to scale.
Plan produced using PlanUz.

N13 The Quadrangle, Hunmanby Hall, Hunmanby

Communal Door to COMMUNAL ENTRANCE HALL

Stairs and lift to FIRST FLOOR:

Own Door to HALLWAY

Council Tax Band C.

TENURE: Leasehold 999 years from 2000.
All owners own a share of the freehold.
Maintenance £2,775 approx.pa

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.

LOUNGE
6.24m x 4.41m (20'6" x 14'6")

Two radiators. Three upvc double glazed sash windows.



KITCHEN

6.40m x 2.31m (21'0" x 7'7")

Inset stainless steel sink vegetable sink and drainer. Modern base cupboards with granite worktops over. Matching wall cupboards. Plumbing for automatic washing machine. Integrated dishwasher. Built-in electric oven. Gas hob with stainless steel extractor hood over. Inset spotlights. Radiator. Two upvc double glazed sash window.
Upvc double doors to balcony.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over



BEDROOM ONE
4.14m x 4.11m (13'7" x 13'6")

Large built-in wardrobe. Radiator. Two upvc double glazed sash windows.



ENSUITE

Quadrant shower cubicle with mixer shower. Handbasin and wc. Tiled floor and walls. Spotlights. Extractor fan. Ladder radiator. Upvc double glazed window.



BEDROOM TWO

4.26m x 3.07m (14'0" x 10'1")

Radiator. Two upvc double glazed sash windows.

BATHROOM

3.04m x 1.93m (10'0" x 6'4")

Bath with shower attachment and screen. Handbasin and wc. Ladder radiator. Upvc double glazed sash window.



OUTSIDE:

Extensive communal grounds. Allocated and visitor parking.

