

## 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.

RESIDENTIAL  
SALES

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES



Proprietors: David Mansfield ATTON FNAEA.  
Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

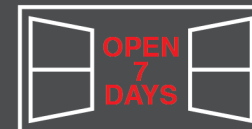
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

# DMA

ESTATE  
AGENTS



## FLAT S1, THE QUADRANGLE HUNMANBY HALL, HUNMANBY YO14 0HZ



Leasehold £220,000

### FEATURES

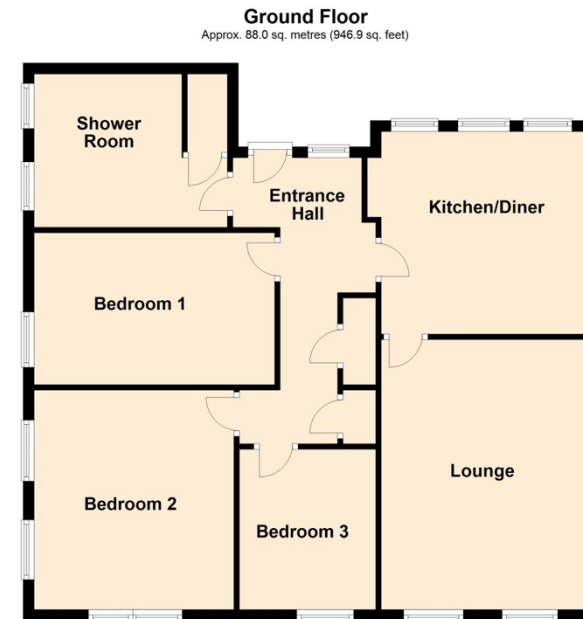
- \* Spacious three bedroom ground floor apartment with over 900 square feet of accommodation.
- \* Located in the what was Hunmanby's Methodist Girls School and converted in the 1990's.
- \* Close to the village centre and all amenities.
- \* Gas central heating to radiators.
- \* Upvc double glazed sash windows.
- \* Modern breakfast kitchen and shower room.
- \* Allocated and visitor parking.
- \* Security entry system to the front door.
- \* **EPC Rating: C.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

INTERNAL:	Communal Front Door with Security Entry System.
Own Door to:	Entrance Hall. Lounge. Breakfast Kitchen.
	Three Bedrooms. Shower Room.
OUTSIDE:	Communal grounds. Parking.

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

***Floor Plan:***



Total area: approx. 88.0 sq. metres (946.9 sq. feet)

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

**S1 The Quadrangle, Hunmanby Hall, Hunmanby**

### **OUTSIDE:**

Communal grounds. Parking space for one car and visitors parking. Buildings and grounds are fully managed.



### **TENURE**

Leasehold - 999 years.  
All apartment owners have a share of the freehold.  
Maintenance costs include buildings insurance, maintenance of the grounds and communal hallways and window cleaning.

### **Council Tax Band**

**C.**

### **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, four public houses and a bowling 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.

### **Front Door with Security Entry System**

### **Own Front Door to:**

### **ENTRANCE HALL**

Laminate flooring. Telephone point. Built-in storage cupboard. Coats cupboard. Radiator. Upvc double glazed sash window.



### **SHOWER ROOM**

**2.77m x 2.67m (9'1" x 8'9")**

Double shower enclosure. Handbasin and wc. Tiled walls and floor. Radiator. Ladder style heated towel rail. Large storage cupboard. Two upvc double glazed sash windows with Venetian blinds.





**LOUNGE**

**4.90m x 3.66m** (16'1" x 12'0")

Two radiators. Two upvc double glazed sash windows with Venetian blinds.



**BEDROOM ONE**

**4.34m x 2.74m** (14'3" x 9'0")

Radiator. Television and telephone points. Upvc double glazed sash window with Venetian blinds.



**DINING KITCHEN**

**3.66m x 3.66m** (12'0" x 12'0")

Inset sink, vegetable sink and drainer. Good range of modern base cupboards with worktops over. Matching wall units. Tall larder cupboard. Island unit. Built-in double oven. Ceramic electric hob with stainless steel extractor hood above. Plumbing for automatic washing machine. Radiator. Cupboard housing the gas combination boiler. Tiled floor. Three upvc double glazed sash windows with Venetian blinds.



**BEDROOM TWO**

**3.96m x 3.61m** (13'0" x 11'10")

Fitted wardrobes. Radiator. Television and telephone points. Four upvc double glazed sash windows with Venetian blinds.

**BEDROOM THREE**

**2.89m x 2.46m** (9'6" x 8'1")

Television and telephone points. Radiator. Upvc double glazed sash window.

