

## 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)

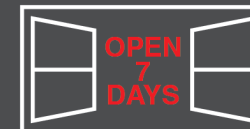
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# DMA

ESTATE  
AGENTS



W10 THE QUADRANGLE, HUNMANBY HALL,  
HUNMANBY YO14 0HZ



Leasehold £185,000

### FEATURES

- \* **Ideal for retirement or second home.**
- \* Well presented two bedroom second floor apartment.
- \* Located in this attractive and much sought after development of luxury apartments.
- \* **Views over Hunmanby to the sea.**
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern kitchen and bathrooms.
- \* Extensive communal gardens.
- \* Allocated and visitor parking.
- \* **Sold with no onward chain.**
- \* **EPC Rating: C.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.

Stairs to:

SECOND FLOOR: Own Front Door to Entrance Hall. Lounge. Kitchen.  
Two Bedrooms. Bathroom.

OUTSIDE: Parking. Communal gardens.

**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:**



**Second Floor**  
Approx. 60.0 sq. metres (645.6 sq. feet)

Total area: approx. 60.0 sq. metres (645.6 sq. feet)

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

**W10 The Quadrangle, Hunmanby Hall, Hunmanby**

W10 THE QUADRANGLE, HUNMANBY HALL, HALL PARK ROAD, HUNMANBY

**Front Door to COMMUNAL ENTRANCE HALL**

**Stairs to:**

**SECOND FLOOR:**

**Own Front Door to:**

**ENTRANCE HALL**

Built-in cupboard. Radiator.

**LOUNGE**  
3.89m x 3.12m (12'9" x 10'3")

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



**DINING KITCHEN**

**3.89m x 3.63m (12'9" x 11'11")**

Inset stainless steel sink and drainer. Base cupboards with worktops over. Wall units. Tall larder cupboard. Built-in electric oven and hob. Extractor hood. Provision for low level 'fridge. Provision for tall 'fridge / freezer. Plumbing for an automatic washing machine. Wall mounted combination boiler. Inset spotlights. Radiator. Two upvc double glazed sash windows.



/ continued over

### BEDROOM ONE

4.42m x 3.15m (14'6" x 10'4")

Radiator. Two upvc double glazed sash windows with superb views over the village of Hunmanby to the sea.



### BEDROOM TWO

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

Radiator. Upvc double glazed sash window.



### BATHROOM

Bath with mixer shower over. Handbasin and wc. Radiator. Upvc double glazed sash window.



### OUTSIDE:

Allocated and visitor parking. Extensive communal grounds.



### TENURE:

Leasehold 999 years from 2000.  
All owners own a share of the freehold.  
Maintenance £1,900 pa  
Ground rent £420 pa

**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 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 in the west wing of the development.

**Viewing strictly by appointment only through DMA Estate Agents**