



**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.  
Samantha ADDISON  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
ESTABLISHED 1992



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**DMA**

ESTATE AGENTS



4 THE STABLES, HUNMANBY HALL, HUNMANBY YO14 0HZ



Leasehold £148,500

**FEATURES**

- \* Ideal second home, retirement or investment purchase.
- \* Two bedroom first floor apartment with views over the village to the sea.
- \* Located in this attractive and much sought after development of luxury apartments.
- \* Part of what was the well known Methodist Hunmanby Hall Girls School.
- \* Converted in 2000.
- \* Gas central heating to radiators.
- \* New 'Ideal' gas combination boiler.
- \* Upvc double glazed windows.
- \* Allocated and visitor parking.
- \* Well maintained communal grounds.
- \* Sold with no onward chain.
- \* Viewing is very recommended.

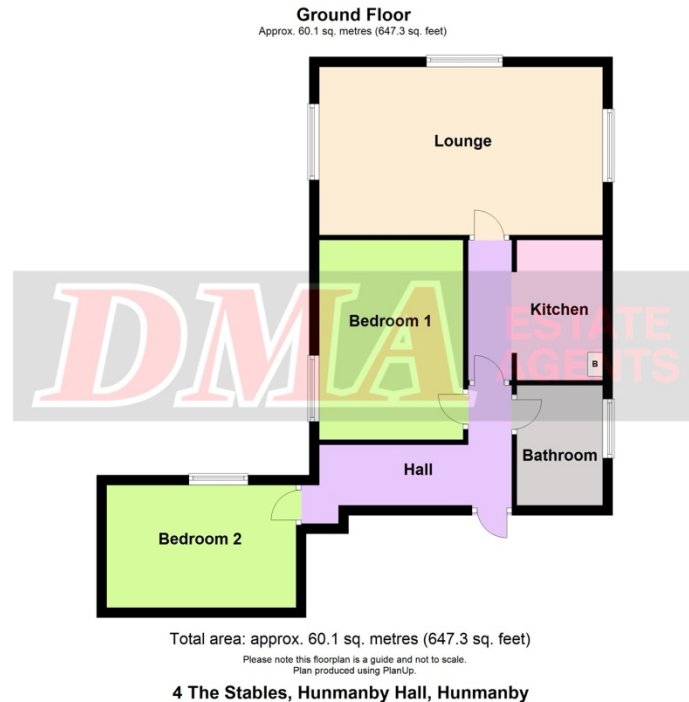
**ACCOMMODATION IN BRIEF**

GROUND FLOOR: Front Door to Communal Entrance Hall.  
 Stairs to:  
 FIRST FLOOR: Own Door to Entrance Hall. Lounge. Kitchen.  
 Two Bedrooms. Bathroom.  
 OUTSIDE: Allocated and visitor parking. Communal grounds

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### Floor Plan:



### 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 the stables is located at the bottom of the car park.

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

### Front Door to:

#### COMMUNAL ENTRANCE HALL

### Stairs to:



#### FIRST FLOOR:

#### Own Door to ENTRANCE HALL

Radiator.

#### BEDROOM TWO

**3.81m x 2.46m (12'6" x 8'1")**

Fitted wardrobes and cupboards. Radiator. **Secondary double glazed sash window with views over the village to the sea.**



#### BEDROOM ONE

**4.01m x 2.89m (13'2" x 9'6")**

Radiator. Secondary double glazed sash window.

**BATHROOM**  
2.41m x 1.73m (7'11" x 5'8")

Bath with shower attachment over. Shower screen. Handbasin and wc. Chrome ladder radiator. Half tiled walls. Secondary double glazed sash windows.



**KITCHEN**  
2.81m x 1.75m (9'3" x 5'9")

Inset sink and drainer. Modern base cupboards with laminate worksurface. Matching wall cupboards. Free standing double oven with gas hob. Automatic washing machine. Wall mounted 'Ideal' gas combination boiler. Low level 'fridge. Inset spotlights.

**LOUNGE** 5.68m x 3.37m (18'8 x 11'1")

Radiator. **Three secondary double glazed sash windows with views over the village to the sea.**



**OUTSIDE:**

Communal grounds. Allocated and visitor parking.



**Council Tax Band B.**

**TENURE:**

Leasehold: Ground Rent (*inc Building Insurance*): Approx £350 per annum.  
Maintenance: Approx £400 per annum.