



## Hunmanby Hall, Filey

- Top Floor Apartment
- Dual Aspect Lounge
- Parking
- Two Bedrooms
- Three Piece Bathroom
- EPC: D
- Kitchen Diner
- Communal Gardens

**Guide Price £169,500**

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# Hunmanby Hall, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this two bedroom apartment located in the sought after village, Hunmanby. The property is conveniently situated close to amenities and excellent transport links, ensuring easy access to the nearby town centre, shops, restaurants, and local attractions. With its prime location and luxurious features, this property offers the best of both comfort and convenience.

The apartment comprises of a spacious kitchen diner which features wall and base units creating ample storage space with an integrated washing machine, gas hob, oven and space for a fridge freezer. The living room allows natural light to fill the room from the dual aspect windows, creating a warm and inviting ambience.

The two generously sized bedrooms both benefit from two windows and the second bedroom features a built in wardrobe. The bathroom suite includes a wash basin, wc and shower over bath.

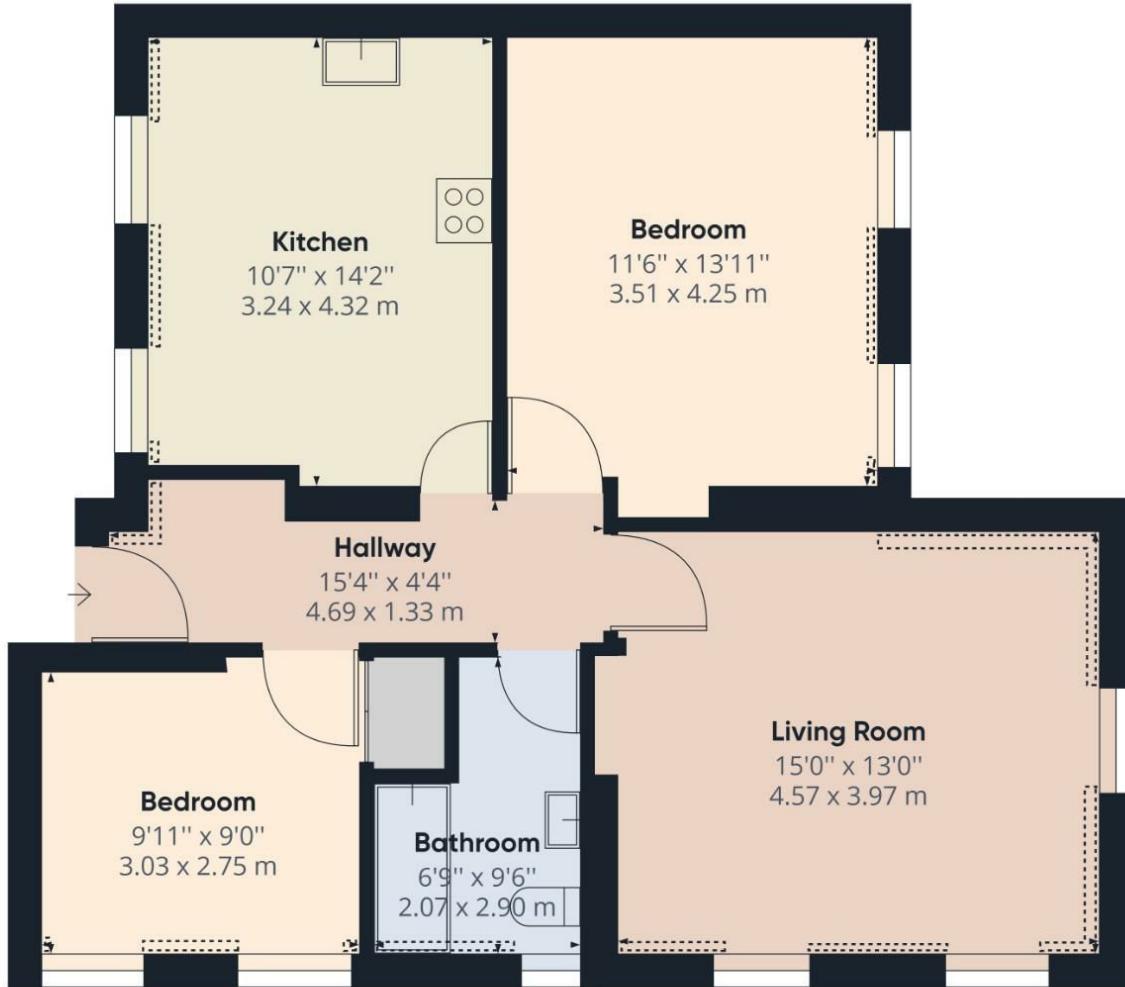
Externally, there are well-kept communal grounds featuring a fountain and a parking space located on the south wing. The home also has gas central heating and double glazing.

We have been informed by the vendors that the property is Leasehold with 975 years left on the lease. There is currently an annual service charge including ground rent of approximately: £2,200 which has been paid for till the end of the year. We understand that both pets and AST are allowed, but holiday lets are not permitted.

Call the office today to arrange a viewing!







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Approximate total area<sup>(1)</sup>

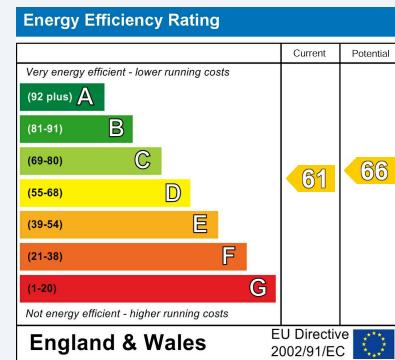
756.58 ft<sup>2</sup>  
70.29 m<sup>2</sup>

Reduced headroom

17.52 ft<sup>2</sup>  
1.63 m<sup>2</sup>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA  
Tel: 01723 338958 Email:  
filey@hunters.com <https://www.hunters.com>



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