



## Discovery Way

- Detached Lodge
- The Bay Holiday Resort
- No Onward Chain
- En-Suite
- Two Bedrooms
- Modern Interior
- Ideal Investment Property
- EPC: C

**Offers Over £200,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Discovery Way

## DESCRIPTION

Offered to the market is this stunning two bedroom detached lodge located at The Bay Holiday Village near Filey which was built in 2021. The Bay holiday village benefits from direct access to the beach and many on-site facilities including a beauty room, gym, tennis court, leisure complex, shop, and eateries.

The spacious living area seamlessly connects to the dining space and kitchen which incorporates modern wall and base units with an integrated oven, hob and fridge freezer and under glow lights. There are two bedrooms with the main bedroom featuring an en-suite and the second bedroom benefiting from a 'Jack and Jill' style shower room.

To the front of the property is a balcony overlooking the stunning lake views which makes the perfect seating area and to the rear is a parking space with communal grounds.

We have been informed the property is leasehold on a 999 year lease term with approximately 998 years left on the lease and a yearly fee of approximately £4404.

Call the office to arrange your viewing today!







Approximate total area<sup>(1)</sup>  
 537.54 ft<sup>2</sup>  
 49.94 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 GIRAFFE 360

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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