



Trinity Way, Filey

- End Terrace
- Investment Opportunity
- EPC Grade C

- Two Bedrooms
- Juliette Balcony

- Open Plan Lounge/Dining Kitchen
- Rear Patio Area

Guide Price £164,900

Tenure: Leasehold

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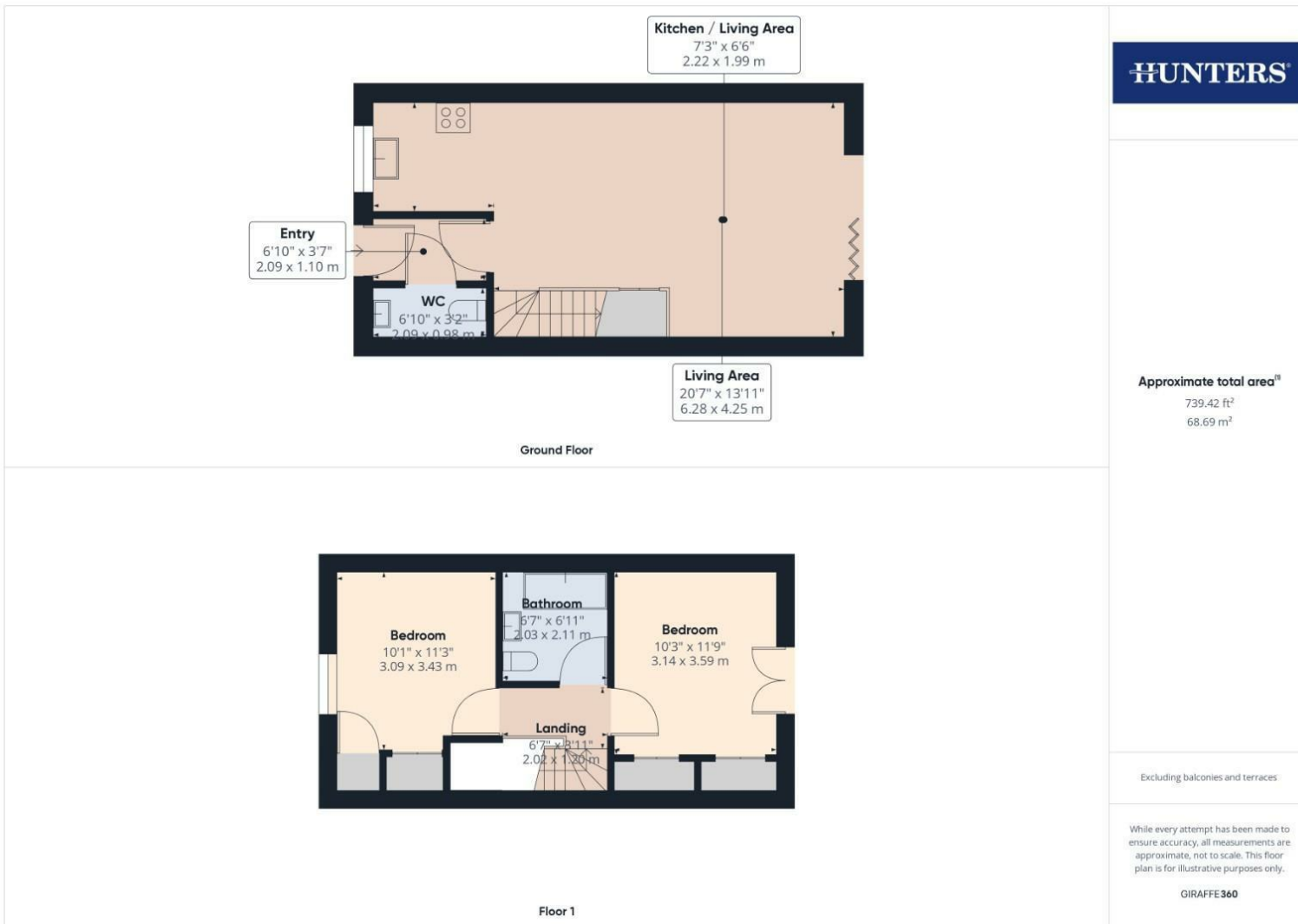
Trinity Way, Filey

DESCRIPTION

Offered to the market is this two bedroom end-of-terrace house, located on the award winning holiday resort The Bay in Filey. The Bay holiday village benefits from a wide range of facilities including a beauty room, gym, tennis court, shop, leisure complex and eateries with direct access to the beach! The property comprises of an open plan kitchen, dining, living area with bifold doors leading out onto the rear of the property. The kitchen is fitted with modern wall and base units and an integrated oven, gas hob and dishwasher. There is also a separate wc on the ground floor. The two double bedrooms are located on the first floor with built in wardrobes, and the main bedroom boasting a Juliette balcony. The three piece bathroom suite is also located on the first floor.

To the rear is a patio area with a brick built BBQ. This is the perfect holiday home or investment opportunity. We believe this property is leasehold with 991 years left on the lease, and an annual service charge (including the ground rent) of approximately £4,786.45. We understand that both pets and holiday lets are allowed but AST is not permitted. Call the office now to arrange a viewing!





Council Tax: Exempt

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		91	(92 plus) A
(81-91) B	78		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			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

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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