

## Calvert Croft, The Bay, Filey, YO14 9HP

- Detached Lodge
- Ideal Investment
- EPC Grade C
- Two Bedrooms
- Open Plan Kitchen/Diner/Lounge
- Private Decked Area
- Two Shower Rooms

**Guide Price £170,000**



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## DESCRIPTION

Hunters are pleased to offer to the market this two bedroom detached lodge located in the award winning Bay Holiday village near Filey. The Bay offers a wealth of amenities to its residents including a gym, leisure complex, tennis court, beauty room, eateries, shop and direct access to the beach! Currently used as a holiday let this property is offered to the market with no onward chain making the perfect second home or investment opportunity. The spacious open plan kitchen and lounge area serves as the heart of the lodge. Large bi-folding doors seamlessly connect the lounge area to a private decked area, creating a transition between indoor and outdoor living spaces. The decked area provides an inviting space to soak up the sun, enjoy al fresco dining, or simply unwind amidst the natural beauty of the surroundings.

The kitchen is equipped with modern appliances and ample storage space, making it ideal for preparing delicious meals and snacks during your stay with the added bonus of space to accommodate a dining table.

The main bedroom boasts an en-suite bathroom, providing added privacy and convenience for guests. Additionally, there's a Jack and Jill bathroom accessible from the hallway and second bedroom, offering functionality and ease of use.

Both bedrooms are thoughtfully designed to ensure a restful night's sleep. They offer comfortable furnishings and tasteful décor, providing a welcoming retreat after a day of exploration and adventure.

Whether you're seeking a romantic getaway, a family vacation, or a relaxing retreat with friends, this two bedroom detached lodge offers the perfect setting for creating cherished memories amidst the beauty of the holiday complex.

We believe the property to be leasehold with 992 years left on the lease. We understand that the annual service charge is approximately £4,878.84. We understand pets and holiday lets are allowed but AST is not permitted.





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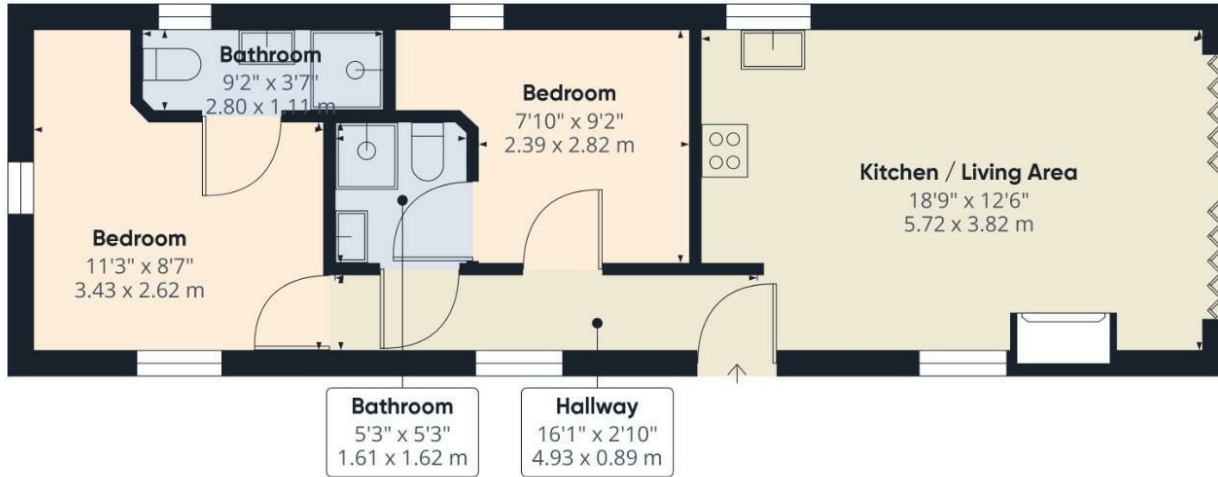
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Approximate total area<sup>(1)</sup>  
542.39 ft<sup>2</sup>  
50.39 m<sup>2</sup>

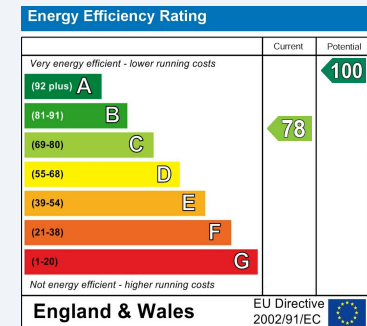
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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.

### Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.