



## The Parade, The Bay, Filey, YO14 9GA

- End Terrace House
- Bathroom and En-Suite
- Open Plan Kitchen/Diner/Lounge
- Three Bedrooms
- Ideal Investment
- EPC Grade C

**Offers Over £200,000**



# The Parade, The Bay, Filey, YO14 9GA - Offers Over £200,000

## DESCRIPTION

Hunters are delighted to bring to the market this immaculate three bedroom end terraced property, which sleeps 8 and is 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 award winning 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.

This light and airy abode comprises of entrance hall with storage cupboard containing a fridge freezer, downstairs WC, open plan living, dining and kitchen space with French doors leading to the rear. The kitchen benefits from integrated appliances including integrated washing machine, microwave, fridge, electric oven, gas hob and dishwasher. One of the bedrooms is also situated on the ground floor. The upstairs of the property welcomes you with two bedrooms, with the main including an en-suite and family bathroom with three-piece suite. To the outside of the property you find a patio area with brick built BBQ, perfect for enjoying the summer sun.

We believe this property to be leasehold with 982 years remaining. The annual service charge (including the ground rent) is approximately £5,318.40. We believe that both pets and holiday lets are acceptable, but AST is not permitted.

Call the office now to arrange a viewing!





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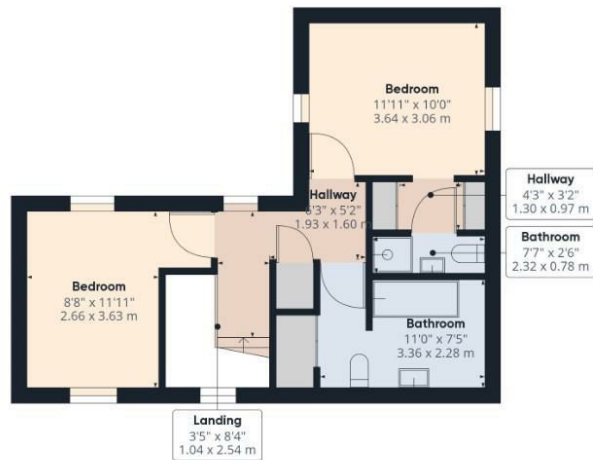
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Ground Floor



Floor 1

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

963.9 ft<sup>2</sup>  
89.55 m<sup>2</sup>

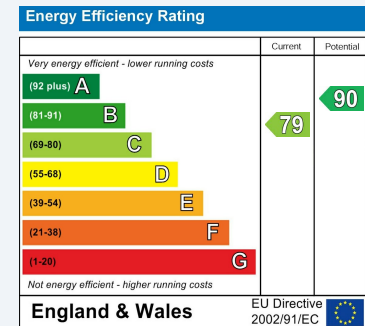
(1) Excluding balconies and terraces

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.



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