



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

- Terraced House
- Juliette Balcony
- Rear Patio Area
- Two Bedrooms
- Investment Opportunity
- EPC Awaited

**Guide Price £156,500**



# The Parade, The Bay, Filey, YO14 9GA - Guide Price £156,500

## DESCRIPTION

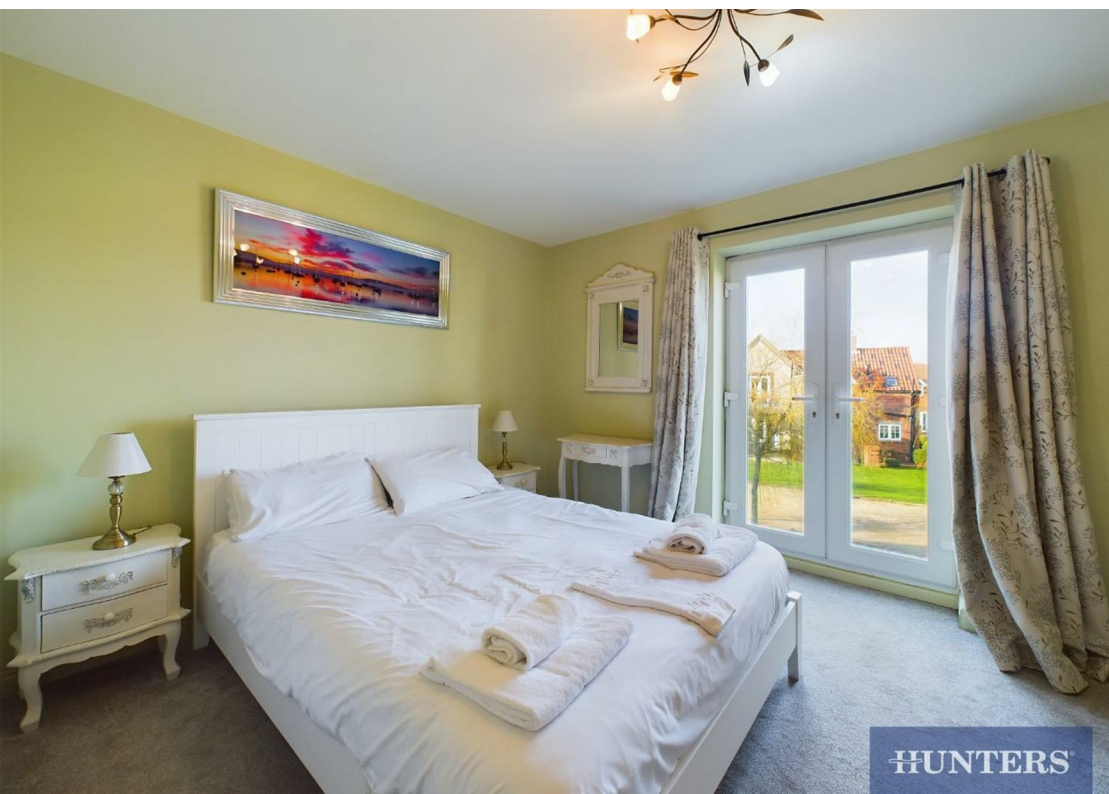
Offered to the market is this two bedroom terraced house, located on the award winning holiday resort The Bay in Filey. The Bay holiday village benefits from a wide range of facilities including a beauty room, gym, tennis court, shop, leisure complex and eateries with direct access to the beach!

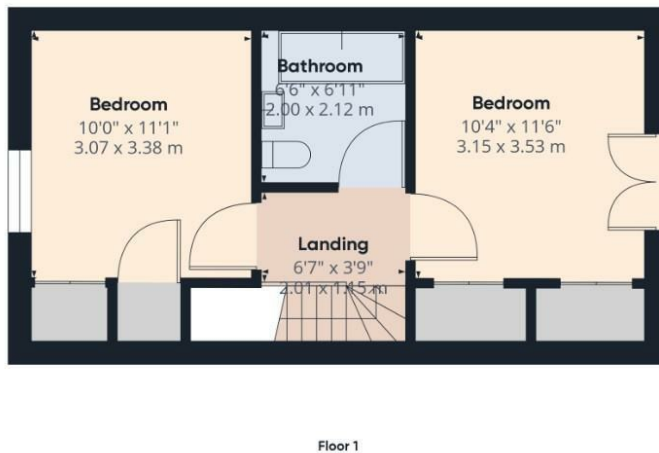
The property comprises of an open plan kitchen, dining, living area with bifold doors leading out onto the rear of the property. The kitchen is fitted with modern wall and base units and an integrated oven, hob and dishwasher. There is also a separate wc on the ground floor. The two double bedrooms are 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.

Call the office now to arrange a viewing!







**HUNTERS**

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

738.66 ft<sup>2</sup>  
68.62 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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.

### 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.



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

