



**Britannia Drive, Moor Road, Filey, , YO14
9GX
Guide Price £475,000**

HUNTERS[®]
EXCLUSIVE



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Hunters are delighted to bring to the market this beautiful four bedroom luxury holiday home with wonderful panoramic sea views, located on The Bay holiday village on the outskirts of Filey. Currently operating as a holiday let, utilising the extensive on-site facilities and amenities to give guests the 5* experience, coupled with Filey's great beach. It is being marketed as a going concern with all the fixtures and fittings, supplier goodwill and bookings for the 2024 season included.

Entering the property you're welcomed into a spacious hallway, with plenty of storage cupboards and access to the ground floor double bedroom, featuring a 'Jack and Jill' ensuite shower room. The main living accommodation is a spacious lounge/diner/kitchen with bi-fold doors to the wrap round patio and brick built barbecue outside. The lounge features a brick faced hearth housing an electric wood burner effect stove. The dining area sits 12 people and a breakfast bar separates the kitchen. The kitchen has all the standard built in appliances and includes a bottle cooler and a plate warmer and has granite worktops throughout.

Upstairs the master bedroom has bi-fold doors onto a balcony with sea views, a super-king bed and ensuite with a walk in shower, and heated floor. All the fitted wardrobes have internal lighting, one of which is lockable and is used for linen storage.

The family bathroom has a Velux window and a double ended bath, with a shower overhead and heated floor. Opposite the bathroom is the boiler and hot water tank cupboard.

The larger of the 2 bedrooms has a kingsize bed and fitted wardrobe, the smaller bedroom has a double bed and fitted wardrobe; both the bedrooms have wall mounted flat screen TV's.

This property offers everything you would imagine for that touch of luxury by the coast.

We believe the property to be leasehold with 982 years remaining and an approximate annual service charge of £7,620. We believe pets and holiday lets are allowed but AST is not.





The property is currently available to rent through the Trip Advisor booking portal and has received fantastic reviews from guests. There is a Facebook page and website domain that will be included in the sale. The earning potential for the property will be available to potential buyers upon request.

Kitchen/Dining
25'5" x 12'9"

Lounge
26'0" x 14'4"

Bedroom 2
12'9" x 12'9" max

Bedroom 1
23'3" x 21'1"

Bedroom 3
12'11" x 9'8"

Bedroom 4
12'11" x 8'11"

HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

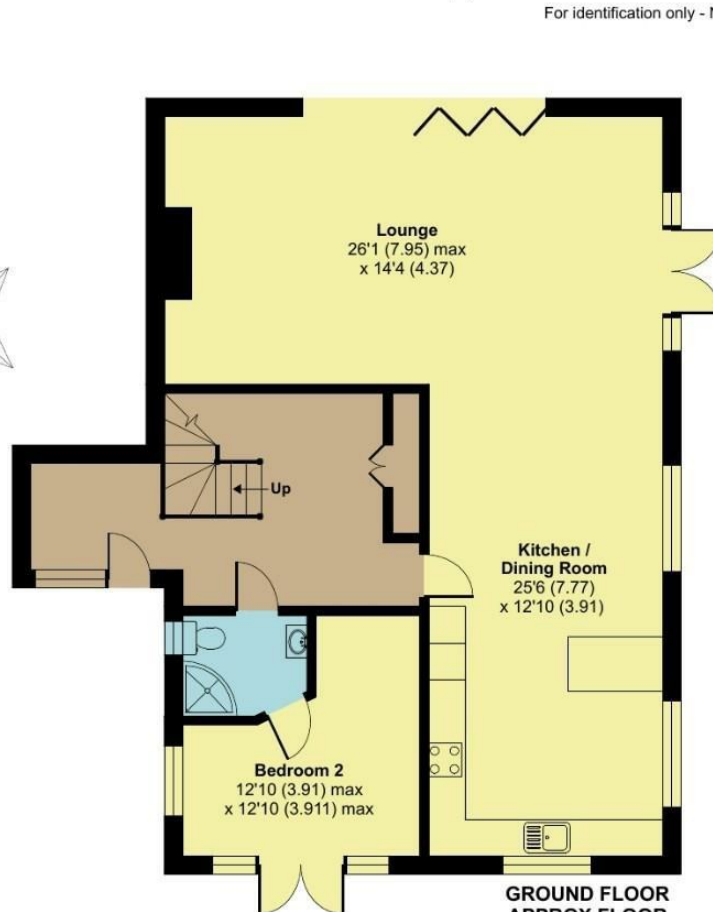
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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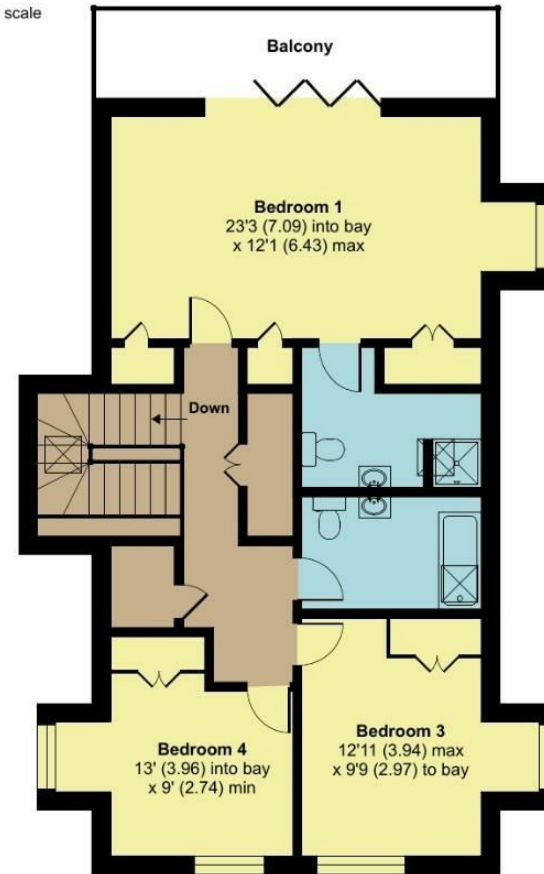
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Approximate Area = 2023 sq ft / 187.9 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 105.3 SQ M
(1134 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 82.5 SQ M
(889 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Hunters Property Group. REF: 956056

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01723 338958 | Website: www.hunters.com

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