

## Sunrise Drive, Moor Road, Filey, YO14 9GF

- Mid Terrace House
- Two Bedrooms
- Ideal Holiday Let / Second Home
- Modern Bathroom & Downstairs WC
- Open Plan Living
- EPC Grade - C

**Guide Price £165,000**



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## DESCRIPTION

Welcome to this charming mid-terrace house located on Sunrise Drive within the award winning holiday resort of The Bay, near to the seaside town of Filey. The Bay holiday village has a wide range of benefits including direct access to the beach and many on-site facilities including a beauty room, gym, tennis court, leisure complex, shop, and eateries.

This property boasts a spacious open plan lounge/dining/kitchen, perfect for relaxing and spending quality time with your family and friends. There are patio doors to the rear garden and the kitchen offers fitted oven, hob and microwave with a dishwasher, washing machine and fridge freezer. Downstairs there is also a convenient WC.

Upstairs, this property offers two well-appointed bedrooms, one of which offers a fitted wardrobe, and a modern house bathroom with shower over bath, low level WC and sink with floating vanity unit.

Externally this property offers access to parking at the rear ensuring convenience as you come and go, along with communal gardens and a patio area which is perfect for soaking up the sun or for children to play.

Situated in a desirable location, this property provides easy access to local amenities and beautiful surroundings. Whether you're looking for a peaceful retreat as a second home or an lucrative holiday let investment, this house offers the best of both worlds.

We believe the property to be leasehold with 982 years left on the lease and an annual service charge of approximately £5,206.54 (including ground rent). We believe that both pets and holiday lets are acceptable but AST is not permitted.

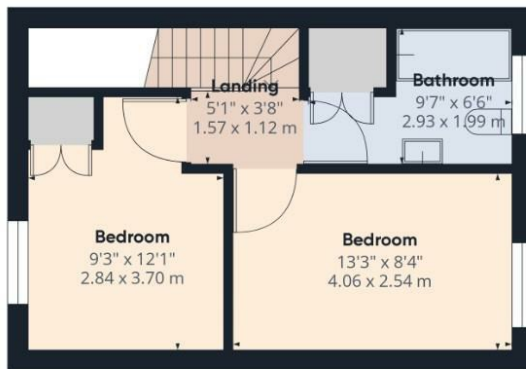
Don't miss the opportunity to make this lovely house your own and enjoy the tranquillity and beauty that both The Bay and Filey has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream holiday home / holiday let in this delightful holiday resort.







Ground Floor



Floor 1

**HUNTERS**

Approximate total area

646.64 ft<sup>2</sup>  
60.07 m<sup>2</sup>

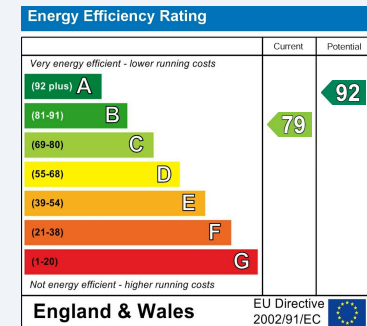
(1) Excluding balconies and terraces

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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