



## Trinity Way, Filey, YO14 9GL

- End Terrace House
- Patio
- Open Plan Living
- Two Bedrooms
- Perfect Holiday Home/Holiday Let
- EPC Grade - C

**Guide Price £160,000**



# Trinity Way, Filey, YO14 9GL

## DESCRIPTION

Hunters are delighted to bring to the market this light and airy, two-bedroom, end terrace property situated on The award-winning Bay Holiday Village near Filey.

This home comprises of entrance hall with spacious downstairs WC, open plan living, kitchen and dining space with French doors leading to an outdoor patio area. The kitchen offers integrated oven, hob, microwave and dishwasher. To the first floor of the property you are welcomed with a double bedroom with inbuilt wardrobe space, a second bedroom, storage cupboard and family shower room with bath with shower over, low flush WC and wash hand basin.

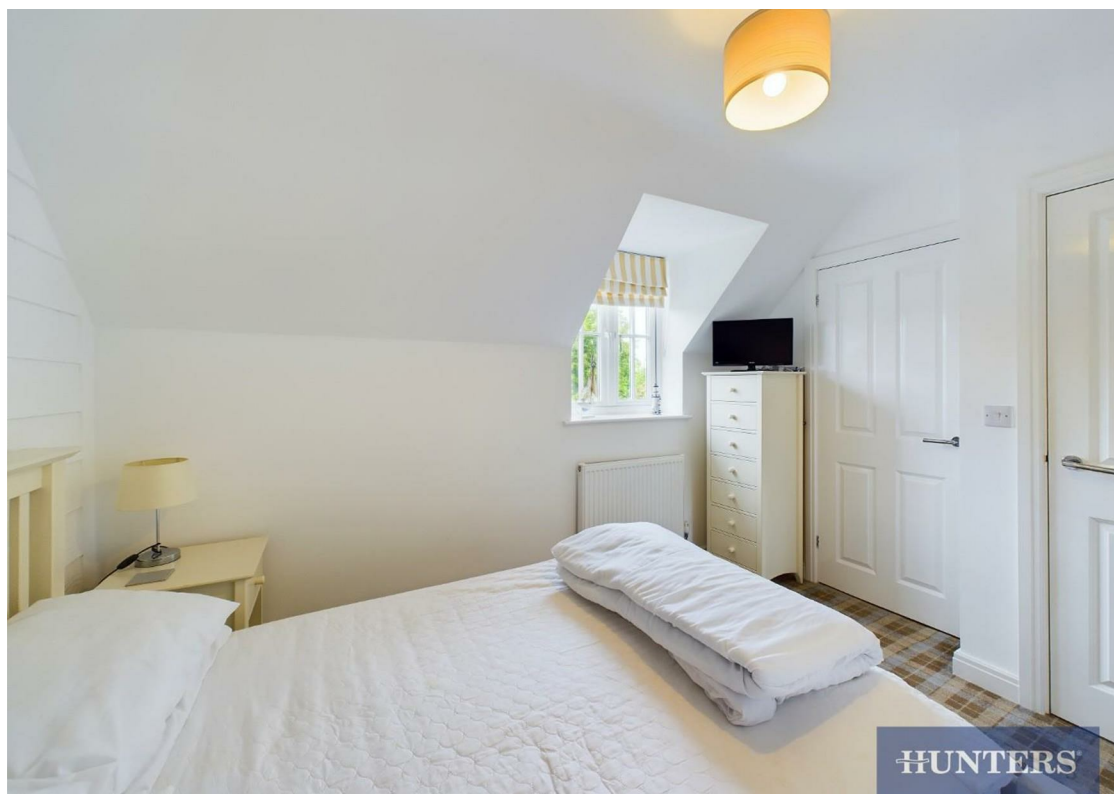
There is also parking available at the front of the property.

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. With no onward chain, this property would make a fantastic holiday home or holiday let investment.

We believe the property to be leasehold with 982 years remaining and an annual service charge of approximately £4,714.56 (including the ground rent). We understand that both pets and holiday lets are allowed but AST is not permitted.

Call the office for more information now!







Ground Floor



Floor 1

**HUNTERS**

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

654.48 ft<sup>2</sup>  
60.8 m<sup>2</sup>

Reduced headroom

0.41 ft<sup>2</sup>  
0.04 m<sup>2</sup>

(1) Excluding balconies and terraces

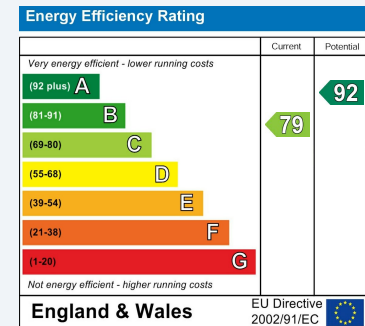
Reduced headroom  
(below 1.5m/4.92ft)

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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