

## Turnberry Drive, The Bay, Filey, YO14 9GN

- Detached Lodge
- Decked Seating Area
- Perfect Holiday Home / Holiday Let
- Two Bedrooms
- Open Plan Living / Kitchen
- EPC Grade - C
- Beautiful Interior
- Off Road Parking

**Guide Price £150,000**

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HERE TO GET *you* THERE

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## DESCRIPTION

Hunters are pleased to bring to the market this beautifully presented holiday home located in a quiet area at The Bay Holiday Village near Filey. The Bay Holiday Village benefits from a wide range of facilities including a beauty room, gym, tennis court, shop, leisure complex and eateries whilst having direct access to the beach and only being a short drive to the nearby towns of Filey, Bridlington and Scarborough.

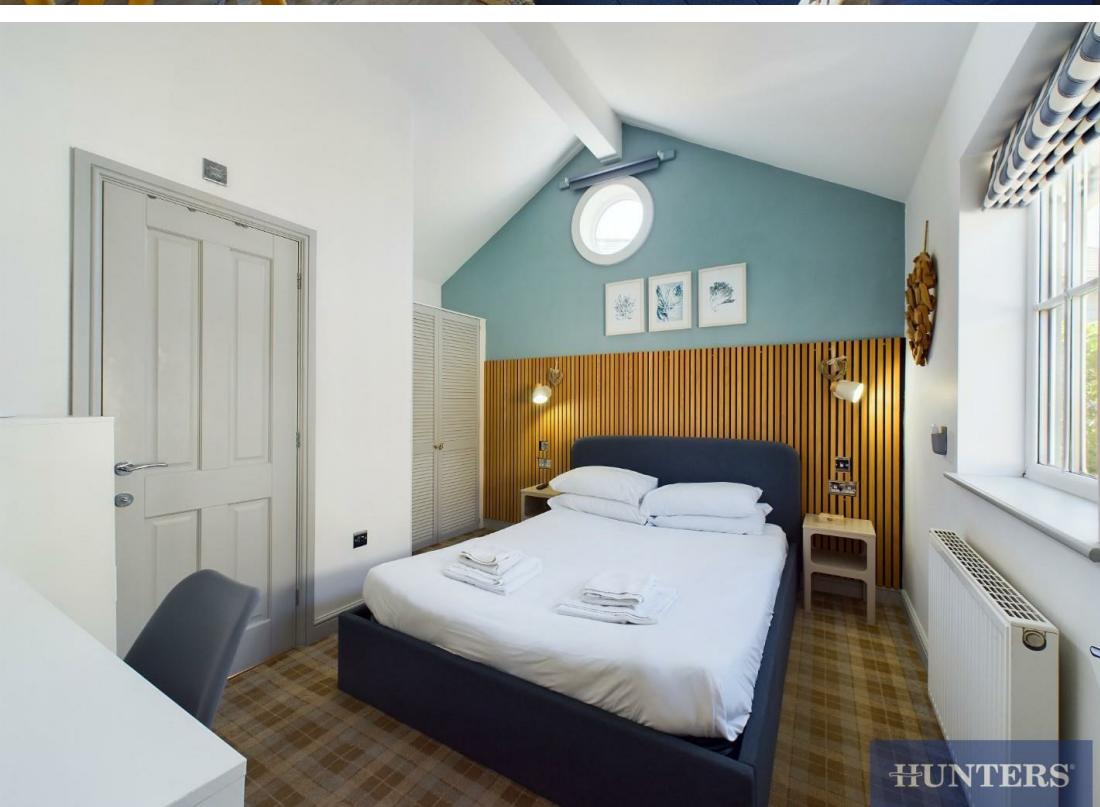
This spacious detached lodge features a stunning open plan living/kitchen area with bi-fold doors onto a lovely decked seating area to the front. The living area offers a log burner, whilst the kitchen boasts modern wall and base units, with an integrated fridge/freezer, dishwasher and electric oven and hob. This room really is the heart of this home, and it's an truly warm and welcoming space for all to enjoy.

The lodge also offers two well-appointed and contemporary bedrooms. The main bedroom offers a modern ensuite with a shower unit, low level WC and sink with vanity unit. There is a convenient "Jack and Jill" bathroom that the second bedroom has access to, that also offers a corner shower unit, low level WC and sink with vanity unit. With two bedrooms and two bathrooms, this property provides a great space for family and friends to relax and enjoy.

Externally, this property offers off road parking to the side with a handy EV charger. The property is leasehold with 992 years remaining and an approximate annual service charge of £4,818.24. We understand that pets and holiday lets are allowed but AST is not permitted.

Call the office now to arrange your viewing!







### 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.

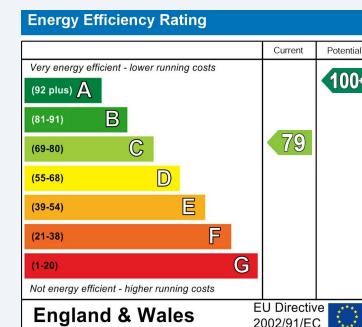
### Valuations

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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## 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.