

## Trinity Way, Filey, YO14 9GL

- Mid-Terrace House
- Open Plan Living Area
- Two Bedrooms
- Perfect Holiday Home / Holiday Let
- Off Road Parking
- EPC Grade - C

**Guide Price £165,000**





# Trinity Way, Filey, YO14 9GL

## DESCRIPTION

Hunters are delighted to bring to the market this light and airy, two bedroom, mid-terrace house situated on a quite cul-de-sac on the award winning holiday village of The Bay, 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 with direct access to the beach!

This lovely home comprises of entrance hall with spacious downstairs WC, open plan living, kitchen and dining space with bi-fold doors leading to an outdoor patio area with brick built BBQ. The kitchen offers integrated oven, gas hob, microwave, fridge/freezer, washing machine and dishwasher.

To the first floor of the property you are welcomed with two double bedrooms with built-in wardrobe space, and the main bedroom boasting a glass Juliet balcony. There is also the bonus of a modern family bathroom with shower over bath, low flush WC and wash hand basin.

This property also offers parking available at the front and rear ensuring convenience for guests after a busy day out! The property is private, and offers a large communal garden area and boules court directly outside the back garden. Currently run as a successful holiday let with bookings into 2025, this property would make a fantastic investment opportunity for those looking at the property as a business, or as a beautiful second home by the sea!

Tenure Type; Leasehold

Leasehold Years remaining on lease; 982

Leasehold Annual Service Charge Amount; Approx. £5,272.89

Leasehold Ground Rent Amount; included in the service charge.

Council Tax Banding; exempt due to it being a holiday let - small business rates.

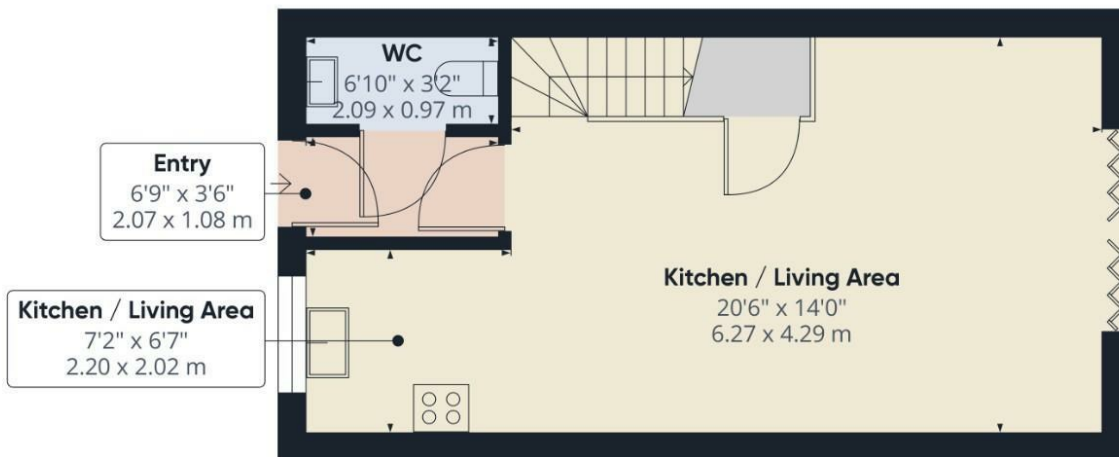
\*We understand pets are allowed. We also understand that holiday lets are allowed but not AST\*

Call the office for more information now!

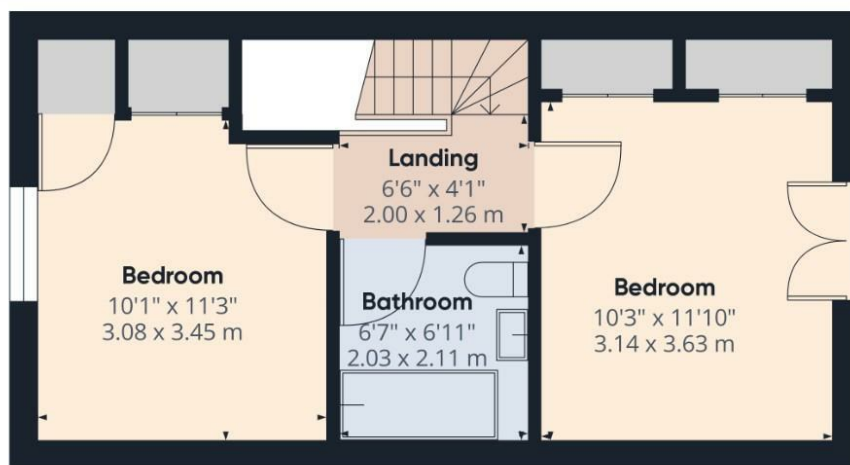








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
731.52 ft<sup>2</sup>  
67.96 m<sup>2</sup>

(1) Excluding balconies and terraces

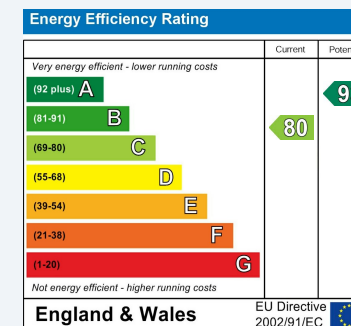
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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