



## Talisker Walk, Moor Road, Filey, YO14 9GH

- End Terrace House
- Two Bedrooms
- Patio
- Situated on The Bay Holiday Resort
- Open Plan Lounge/Diner
- EPC Grade - C

**Asking Price £145,000**





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## DESCRIPTION

Hunters are pleased to bring to the market this two bedroom end terrace house located on The Bay holiday resort, which has proved to be a successful holiday let. The Bay holiday village benefits from a wide range of facilities including a gym, beauty room, tennis court, shop, leisure complex and eateries with direct access to the beach.

The property comprises a spacious entrance hall, downstairs WC, light and airy lounge/dining area and kitchen. The kitchen is fitted with modern wall and base units with an integrated electric oven and hob, dishwasher, washing machine and microwave. There are two spacious bedrooms on the first floor, with the main bedroom benefitting from fitted wardrobes, and a well-appointed shower room.

The property has gas central heating and UPVC double glazed windows, with the combination boiler being replaced in 2020.

To the outside of the property is a patio area to the rear and a car park at the front on a first come first serve basis.

Call the office today to arrange your viewing!

Tenure Type; Leasehold

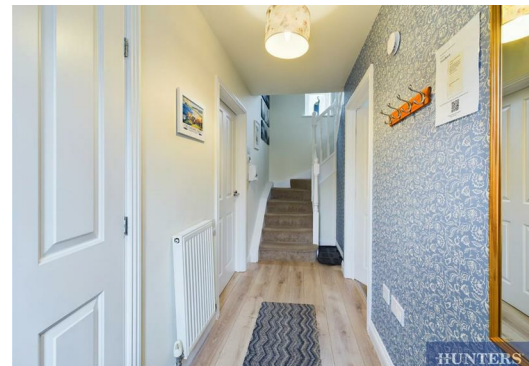
Leasehold Years remaining on lease; 982

Leasehold Annual Service Charge Amount; Approx. £4,803.36

Leasehold Ground Rent Amount; included in the service charge.

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

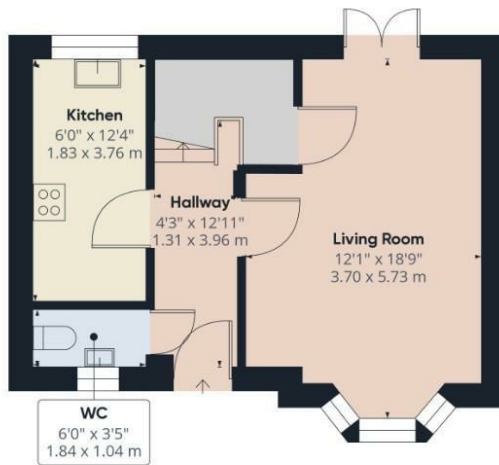
\*We understand pets are allowed. We also understand that holiday lets are allowed but not AST\*



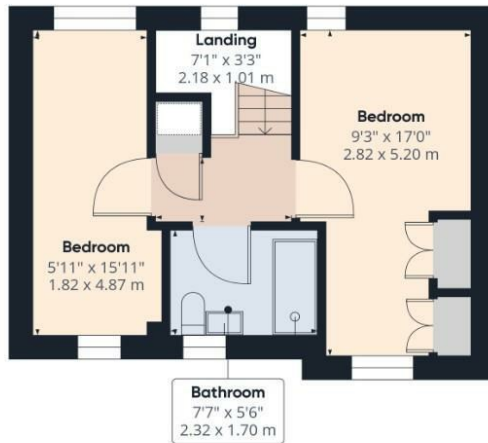








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
701.59 ft<sup>2</sup>  
65.18 m<sup>2</sup>

(1) Excluding balconies and terraces

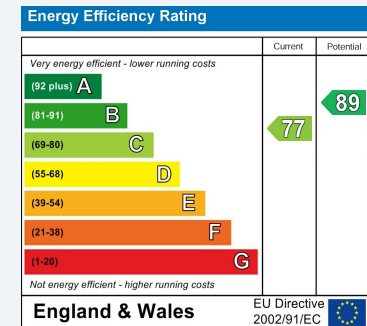
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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