



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

- Detached House
- No Onward Chain
- Two Bathrooms
- Three Bedroom
- Located on The Bay Holiday Resort
- EPC Grade - B

**Asking Price £230,000**





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

## DESCRIPTION

Located on The Bay holiday resort in Filey, this three bedroom detached house sits at a prime position along the stunning Yorkshire coast. The Bay is a desired holiday destination, offering direct access to the expansive beaches of Filey, perfect for leisurely strolls. The resort itself boasts a range of exclusive on-site amenities including a swimming pool, shops, public house, chemist, and maintained communal spaces.

Internally, the property features a spacious open-plan ground floor designed to maximize comfort and modern living. The kitchen, dining, and living areas are seamlessly integrated, creating a bright and welcoming space ideal for relaxation and entertaining. The kitchen is fully equipped with built-in appliances, including a dishwasher, washer/dryer, and fridge/freezer. Additionally, the ground floor benefits from a convenient WC. Upstairs, the property offers three generously sized bedrooms, each featuring built-in wardrobes for ample storage. The main bedroom enjoys the added luxury of an ensuite, while the two remaining bedrooms share a contemporary main bathroom, perfect for family living.

Externally, leading from the French doors from the living area, open onto a small private patio area with a BBQ, perfect for outdoor dining, with access to the beautifully maintained communal gardens surrounding the property. This property is designed for low-maintenance, allowing guests to fully enjoy their time at the resort. To the side of the house is an air source heat pump assisting in the energy-efficient underfloor heating system that runs throughout the house. The property is further enhanced by solar panels, which generate an impressive income of £2,000 per year, offering an additional benefit to this already attractive holiday home.

Tenure Type; Leasehold

Years remaining on lease; 987

Annual Service Charge; Approx. £6,275.00

Ground Rent; included in the service charge.

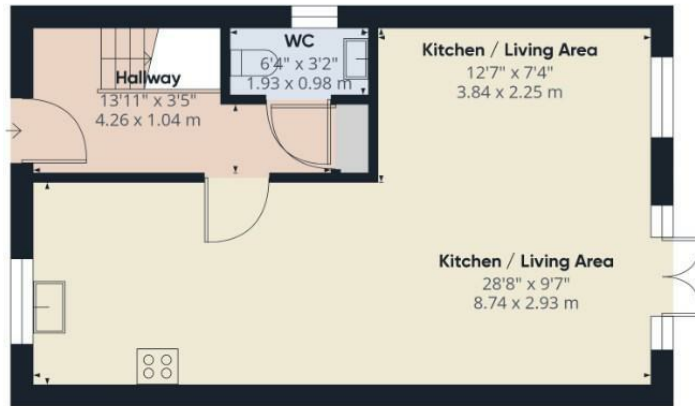
\*We understand pets and holiday lets are allowed however AST are not\*



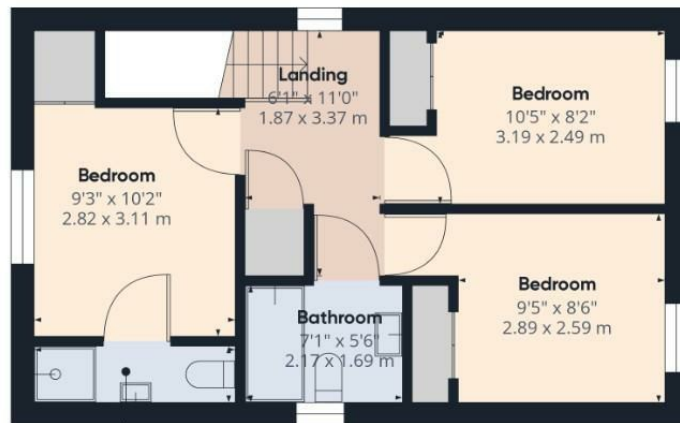








Ground Floor



Floor 1

**HUNTERS**

Approximate total area<sup>®</sup>  
908.26 ft<sup>2</sup>  
84.38 m<sup>2</sup>

(1) Excluding balconies and terraces

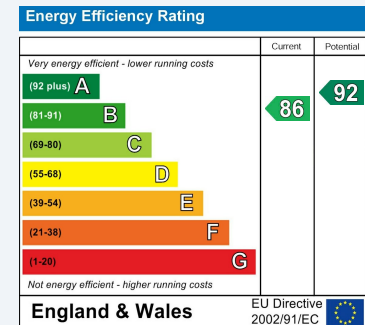
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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