

## Perran Court, Filey, YO14 9GJ

- Mid-Terrace House
- Three Bedrooms
- Perfect Holiday Home/Holiday Let
- Gardens
- Located on The Bay Holiday Resort
- EPC Grade - C

**Asking Price £180,000**





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Hunters are delighted to bring to the market this well-presented three bedroom terraced property located on a corner plot within the award winning The Bay Holiday village near Filey. The Bay offers a wealth of amenities to its residents including a gym, leisure complex, tennis court, beauty room, eateries, shop and direct access to the award winning beach! This property would make the perfect second home or investment opportunity.

This light and airy home comprises of entrance hall with storage cupboard, downstairs WC and spacious living room. The kitchen/diner benefits from integrated appliances including washing machine, microwave, fridge, electric oven and hob and dishwasher whilst also offering a great space for a dining table and chairs. The upstairs of the property welcomes you with three bedrooms, with the main including an en-suite shower room and additional family bathroom with three-piece suite and over head shower serving the other two bedrooms. To the outside of the property you find the communal garden to the rear, and a secluded patio area to the front which is a perfect space for sitting out and enjoying the summer sun.

We believe this property to be leasehold with 982 years remaining. The annual service charge (including the ground rent) is approximately £5,504. We believe that both pets and holiday lets are acceptable, but AST is not permitted.

Call the office now to arrange a viewing!

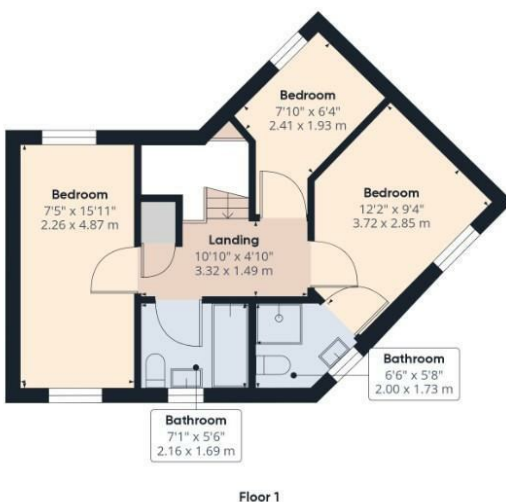




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**HMRC**  
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



HUNTERS®

Approximate total area<sup>(1)</sup>  
859.06 ft<sup>2</sup>  
79.81 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.

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### Viewings

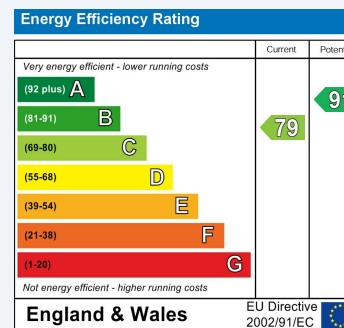
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.