



## Woodspring Way, The Bay, Filey, North Yorkshire, YO14 9GB

- End Terrace House
- Balcony
- Unique Property
- EPC Grade: C
- Two Bedrooms
- Open Plan Living Area
- Perfect Holiday Home / Holiday Let

**Guide Price £190,000**



# Woodspring Way, The Bay, Filey, North Yorkshire, YO14 9GB

## DESCRIPTION

Hunters are delighted to bring to the market this unique two bedroom, end of terrace house situated on a quiet 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!

Nestled in a peaceful setting, this beautifully designed house is a hidden gem. Boasting a contemporary layout and high-quality finishes, this home is perfect for modern living and entertaining. The ground floor is an impressive open-plan space that combines a lounge, kitchen, and dining area. With two sets of bifold doors, the interior flows effortlessly onto a private patio, ideal for alfresco dining. The sleek kitchen is fully equipped with an electric oven, gas hob, integrated fridge, and integrated microwave – perfect for whipping up meals while staying connected with family and friends. A convenient cloakroom completes the downstairs layout.

Upstairs, you'll find two spacious double bedrooms, each featuring striking floor-to-ceiling triangle windows and stunning bifold doors. These doors open onto a full-length balcony that spans the entire rear of the house, offering breathtaking far-reaching countryside views and of the lake – the perfect spot to relax and unwind. The modern house bathroom is thoughtfully designed with a shower over the bath and dual vanity unit - blending functionality with style.

Externally this property offers access to communal off road parking and a brick built BBQ to the rear. The property is currently run as a successful holiday let. The property is leasehold with 991 years remaining and an annual service charge (including ground rent) of approximately £4,878.84.

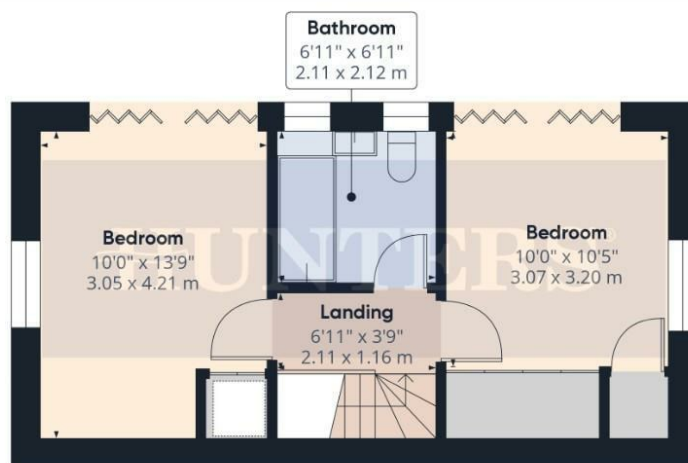
Call us now to arrange your viewing!







Ground Floor



Floor 1

HUNTERS®

Approximate total area<sup>(1)</sup>  
724.62 ft<sup>2</sup>  
67.32 m<sup>2</sup>

(1) Excluding balconies and terraces

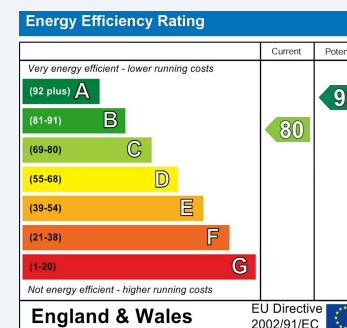
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.