

## Green Close, The Bay, Filey, YO14 9GQ

- End Terrace House
- Beautifully Presented
- Perfect Holiday Home/Holiday Let
- Two Bedrooms
- The Bay Holiday Resort
- EPC Grade - C

**Asking Price £145,000**





# Green Close, The Bay, Filey, YO14 9GQ

## DESCRIPTION

Hunters are pleased to bring to the market this beautifully presented holiday home located in a quiet area at The Bay Holiday Village 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 whilst having direct access to the beach and only being a short drive to the nearby towns of Filey, Bridlington and Scarborough.

This two bedroom end of terrace house would make the ideal second home or investment property. The spacious accommodation comprises of a welcoming and spacious entrance hall, downstairs cloakroom with low level WC and sink and a modern open plan lounge/diner/kitchen area with double doors leading out to the patio. The kitchen includes, gas hob, built in oven, dishwasher, fridge/freezer and a stainless steel sink and drainer. The living area is spacious, light and airy, creating a fantastic space for relaxing with family and friends.

To the first floor are two double bedrooms, with the principle bedroom boasting a generously sized storage cupboard. The property offers a spacious and contemporary three piece bathroom suite with skylight.

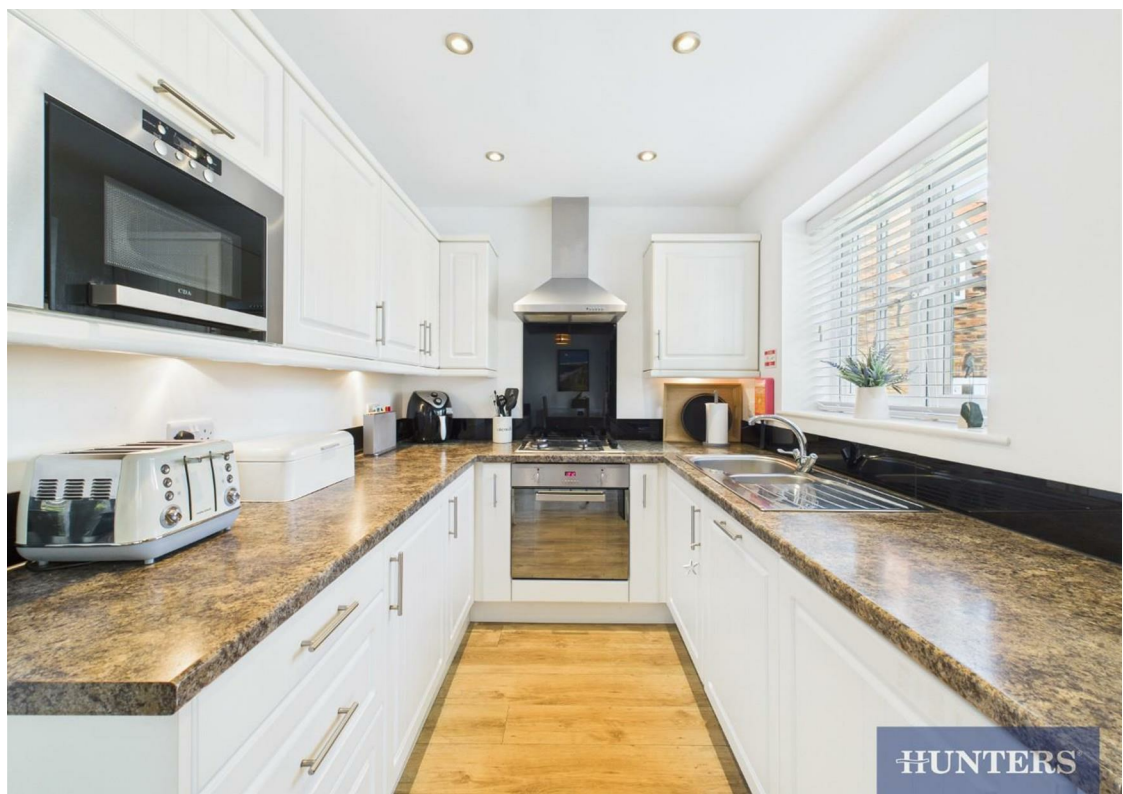
To the rear of the property is a patio area and a brick built BBQ, whilst also benefitting from lovely views over the boules court. To the front is convenient off road parking.

The property is leasehold with 981 years remaining and an approximate annual service charge of £5,162.00. We understand that pets and holiday lets are allowed but AST is not permitted.

Call the office now to arrange your viewing!



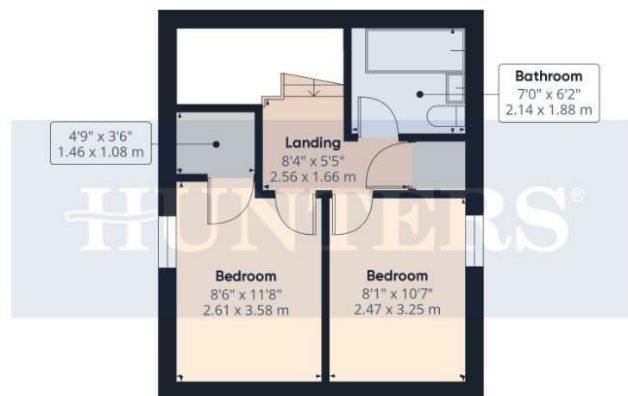








Ground Floor



Floor 1

HUNTERS®

Approximate total area<sup>(1)</sup>

664.45 ft<sup>2</sup>  
61.73 m<sup>2</sup>

Reduced headroom

0.39 ft<sup>2</sup>  
0.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

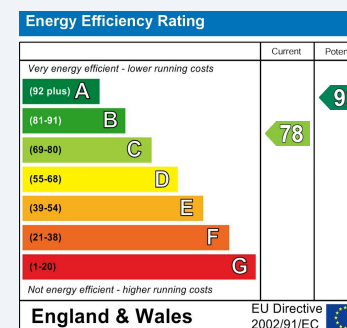
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

## 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.