

## Sunrise Drive, The Bay, Filey, YO14 9GF

- End Of Terrace House
- Located on The Bay Holiday Resort
- Perfect Holiday Home/Holiday Let

- Two Bedrooms
- No Onward Chain
- EPC - C

**Price £130,000**

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Offered to the market is this charming two bedroom end-terrace property situated within The Bay Holiday Resort. Located on the stunning Yorkshire coast, The Bay offers an ideal setting for those looking to enjoy seaside living, whether as a holiday home or a rental investment.

As you step inside, you are welcomed by an inviting entrance hallway that leads to the ground floor accommodation. The layout includes a convenient downstairs WC, a modern kitchen with ample storage, and a spacious open-plan living and dining area. This bright and airy living space also features an understairs storage cupboard and patio doors that open onto the rear patio.

Upstairs, the property boasts two well-proportioned bedrooms, one of which features a Juliette balcony. The main bathroom is tastefully designed and fitted with a shower over bath, a hand wash unit, and a WC.

Externally the rear patio provides a perfect space for outdoor dining, relaxation, and entertaining. Its sheltered position makes it an ideal spot to enjoy the fresh coastal air throughout the year. Parking is conveniently available nearby, with several first-come, first-serve car parks just a short walk from the property.

The Bay Holiday Resort itself offers an array of amenities, including a swimming pool, gym, pub, and direct access to the beach, making it a fantastic destination for relaxation or holiday letting potential.

The seller has advised that the annual site fees have been paid in full until August 2026, providing peace of mind for prospective buyers.

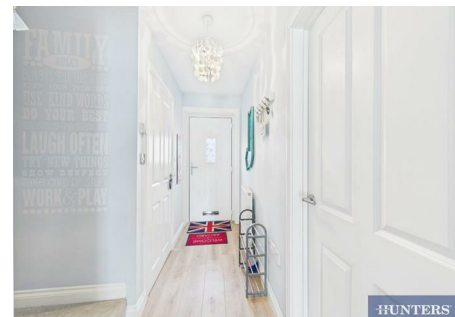
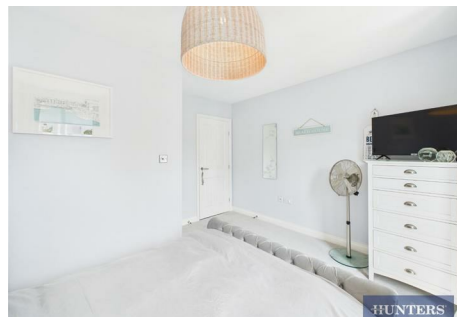
Tenure Type; Leasehold

Leasehold Years remaining on lease; 981

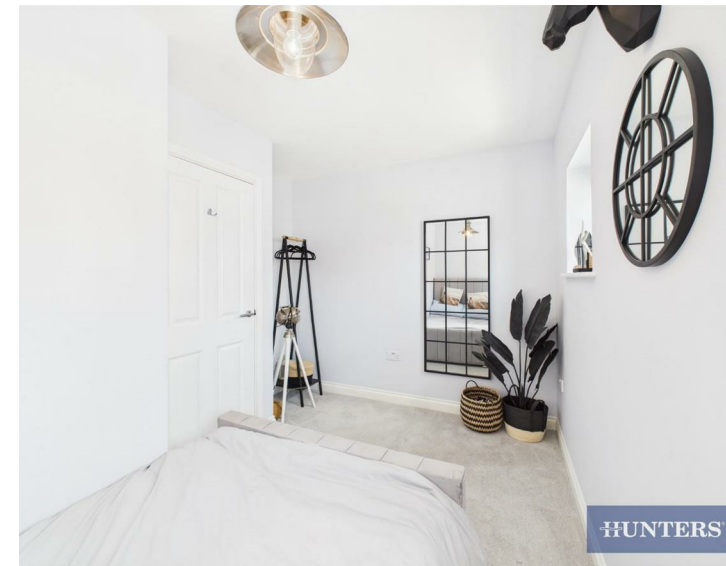
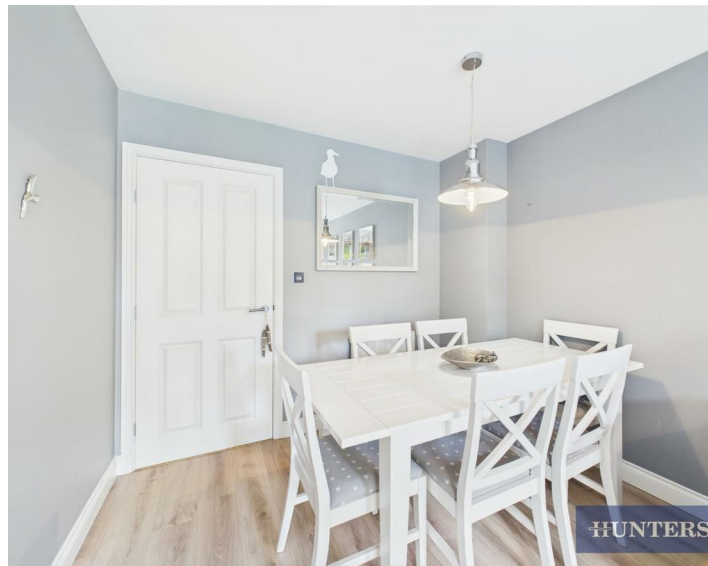
Leasehold Annual Service Charge Amount; Approx. £4,890.00

Leasehold Ground Rent Amount; included in the service charge.

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



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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 Kotini and they charge a fee for this service.



Ground Floor



Floor 1

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

640 ft<sup>2</sup>  
59.4 m<sup>2</sup>

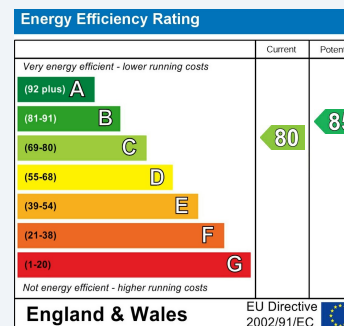
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.