



32 Trinity Way The Bay, Moor Road, Filey YO14 9GL  
Offers In Excess Of £170,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- DIRECT ACCESS TO THE BEACH
- TWO DOUBLE BEDROOMS
- OFF-STREET PARKING x2
- FULLY FITTED KITCHEN
- LEISURE FACILITIES INCLUDING POOL & GYM
- CLOSE PROXIMITY TO FILEY, SCARBOROUGH & BRIDLINGTON

CPH are delighted to bring to the market this TWO DOUBLE BEDROOM, TWO BATHROOM Chalet situated in the popular BAY HOLIDAY VILLAGE. This property offers a DRIVEWAY, DECKED SEATING AREA, DIRECT ACCESS TO THE BEACH and MODERN OPEN PLAN LIVING/KITCHEN/DINER.

The Bay, Filey is an award winning development of some 900 holiday cottages, apartments and beach houses situated on the Yorkshire Coast. The seaside resorts of Filey and Bridlington are within a few miles with Scarborough around 10miles further. The development offers a number of facilities including leisure complex with swimming pool and fitness suite, café, pub, tennis/archery facilities and direct access down to the beach below.

The property on offer is a two bedroom detached chalet/bungalow comprising; open plan lounge/dining/kitchen area, fitted kitchen with built in appliances such as microwave, oven & hob, dishwasher and fridge freezer. To the rear of the property are two double bedrooms one with an en-suite, and a further Jack and Jill shower room. Gas central heating is installed together with double glazing, a log burner and bi-folding doors which lead to your very own decked seating area overlooking communal gardens. Externally the property also benefits from a private storage shed attached to the rear of the property and parking for up to 2 vehicles. A most attractive modern home which could appeal to an investor looking to generate a regular income from holiday let's or as a second home.

The Bay is located on the A165 Scarborough to Bridlington Road with the resorts of Filey, Bridlington and Scarborough within a few miles.

Viewing is a MUST to fully appreciate this modern fully equipped holiday/second home. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





ACCOMODATION;

Side Entrance & Hall

Lounge/Kitchen/Diner  
19'4" x 12'5" max

Bedroom 1  
12'5" x 11'1" max

En-Suite  
9'2" x 3'7" max

Bedroom 2  
9'2" x 11'1" max

Shower Room  
5'2" x 5'2" max

Externally

To the rear of the property lies a private storage shed and parking. To the side of the property lies a private driveway for up to two vehicles. To the front of the property lies a decked seating area, communal gardens and a number of facilities including leisure complex with swimming pool and fitness suite, café, pub, tennis/archery facilities and direct access down to the beach below.

Details Prepared  
AB300124



Interested? Get in touch:

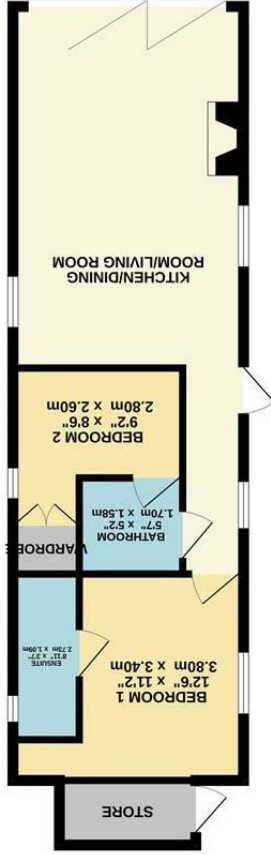
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CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions or mis-statements. This plan for the reader's purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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GROUND FLOOR

