



### OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

RESIDENTIAL  
SALES

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES



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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



7 THE PARADE, THE BAY, FILEY YO14 9GA



Leasehold £244,950

### FEATURES

- \* Spacious four bedroom holiday home.
- \* Located in a holiday village just south of Filey with easy access to the beach.
- \* On site facilities including spa leisure complex with indoor heated swimming pool, tennis court, public house, pharmacy and convenience store.
- \* Gas central heating to radiators.
- \* Upvc double glazed sash windows.
- \* Ensuite to master bedroom.
- \* **EPC Rating: B.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Dining Hall. Cloakroom. Bedroom. Lounge. Kitchen.

FIRST FLOOR: Master Bedroom (with en-suite). Two further Bedrooms. Bathroom.

OUTSIDE: Patio area. Brick BBQ. Off street parking. Communal gardens.

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**Front Door to:**

**ENTRANCE PORCH**

**2.03m x 1.16m** (6'8" x 3'10")

Radiator. Upvc double glazed sash window.

**DINING HALL**

**4.67m x 3.70m** (15'4" x 12'2")

Understairs cupboard. Radiator.  
Upvc double glazed sash window.



**CLOAKROOM**

Handbasin and wc. Radiator.

#### BEDROOM FOUR

3.25m x 2.81m (10'8" x 9'3")

Radiator. Upvc double glazed sash window.



#### SITTING ROOM

4.03m x 3.25m (13'3" x 10'8")

Wall mounted television. Laminate flooring. Radiator. Upvc double glazed sash window.

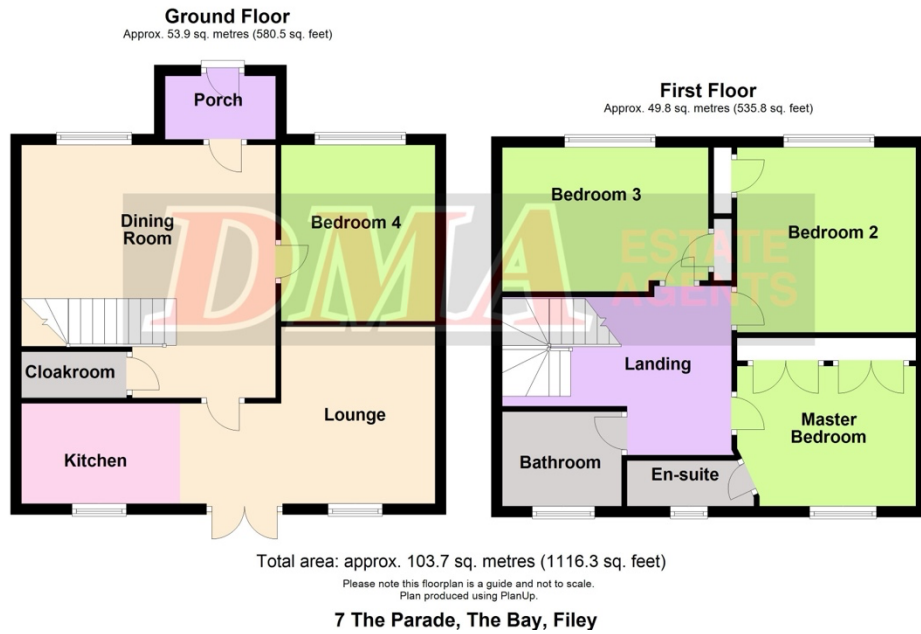
Open to:

#### KITCHEN

2.89m x 2.20m (9'6" x 7'3")

Inset stainless steel sink, vegetable sink and drainer. Base cupboard with worktops over. Matching wall cupboards. Built-in oven. Gas hob with stainless steel extractor hood over. Integrated dishwasher, washing machine and 'fridge. Upvc double glazed sash window. **Upvc patio doors.**





**Stairs from the Dining Hall to:**

**FIRST FLOOR:**

**LANDING**

Airing cupboard.



**MASTER BEDROOM**

**3.25m x 2.76m (10'8" x 9'1")**

Two fitted wardrobes. Radiator. Upvc double glazed sash window.



**ENSUITE SHOWER ROOM**

Shower cubicle, handbasin and wc. Heated chrome towel rail. Upvc double glazed sash window.

**BEDROOM TWO**  
**3.30m x 3.25m** (10'10" x 10'8")

Two fitted wardrobes. Radiator. Upvc double glazed sash window.



**BEDROOM THREE**  
**3.50m x 2.46m** (11'6" x 8'1")

Fitted wardrobe. Radiator. Upvc double glazed sash window.

**BATHROOM**  
**2.18m x 1.70m** (7'2" x 5'7")

Bath with shower over and screen. Handbasin and wc. Heated chrome ladder towel rail. Upvc double glazed sash window.



**OUTSIDE:**

Rear patio. Brick built BBQ. Off street parking. Communal gardens.



**TENURE:**

Leasehold 999 years from 2008.  
Maintenance: Approx £472 per month.

**DIRECTIONS:**

Take the A165 from Filey towards Bridlington and The Bay is located on the left after about three miles, just after Primrose Valley. Proceed straight into the development onto The Parade. The property is situated on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**