



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



Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



6 TURTLE CLOSE, THE BAY, FILEY YO14 9GA



Leasehold £145,000

FEATURES

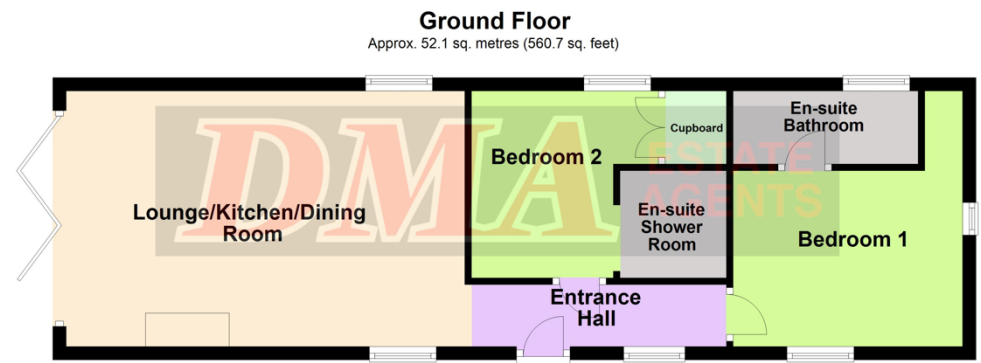
- * Two bedroom 'Nikki' style detached beach lodge.
- * Located in a popular holiday village just south of Filey with easy access to the beach.
- * On site facilities including spa leisure complex with indoor heated swimming pool, tennis court, public house, pharmacy and convenience store.
- * Gas central heating.
- * Upvc double glazing.
- * Modern kitchen.
- * Ensuites to both bedrooms.
- * Ample parking.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Door to Hallway. Lounge. Kitchen / Dining Area.
	Two Bedrooms (both with Ensuites)
OUTSIDE:	Decked area. Off street parking.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Total area: approx. 52.1 sq. metres (560.7 sq. feet)

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

6 Turtle Close, The Bay, Filey



Council Tax Band B.

DIRECTIONS:

Take the A165 from Filey towards Bridlington and The Bay is located on the left after approximately three miles, just after Primrose Valley. Proceed straight into the development, at the roundabout turn right then right again at the pub. Follow Turnberry Drive to the end then turn left onto Turtle Close. Turn left at the end of the street and the property is situated on the lefthand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Side Door:

ENTRANCE HALL

Radiator. Upvc double glazed window.

OPEN PLAN KITCHEN / LOUNGE / DINING AREA

5.94m x 3.81m (19'6" x 12'6")

Kitchen / Dining Area

Inset white sink, vegetable sink and drainer. Modern base cupboards with worktops over. Matching wall units. Induction hob with extractor hood over. Built-in electric oven. Integrated tall 'fridge / freezer, automatic washing machine. Cupboard housing combination boiler. Upvc double glazed window.



Lounge

Log-effect burner in attractive fire surround. Radiator. Feature porthole window. Upvc double glazed side window. ***Upvc double glazed bifold doors to decked area.***



MASTER BEDROOM

3.42m x 3.88m (11'3" x 12'9")

Radiator. Feature porthole window. Upvc double glazed window.



ENSUITE SHOWER ROOM

1.09m x 2.76m (3'7" x 9'1")

Large walk-in shower cubicle with rain shower. Handbasin in vanity unit and wc. Tiled floor. Spotlights. Chrome towel radiator. Upvc double glazed window.



BEDROOM TWO

2.79m x 2.79m (9'2" x 9'2")

Built-in wardrobes. Radiator. Upvc double glazed window.

Open to:



ENSUITE BATHROOM

1.60m x 1.60m (5'3" x 5'3")

Bath, handbasin and wc. Chrome towel radiator. Feature glass panels.

OUTSIDE:

Decked area. Ample parking.

