



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.

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Proprietors: **David Mansfield ATTON** FNAEA.
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ESTABLISHED 1992



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2 SEAFORD AVENUE, THE BAY, FILEY YO14 9GS



Leasehold £139,950

FEATURES

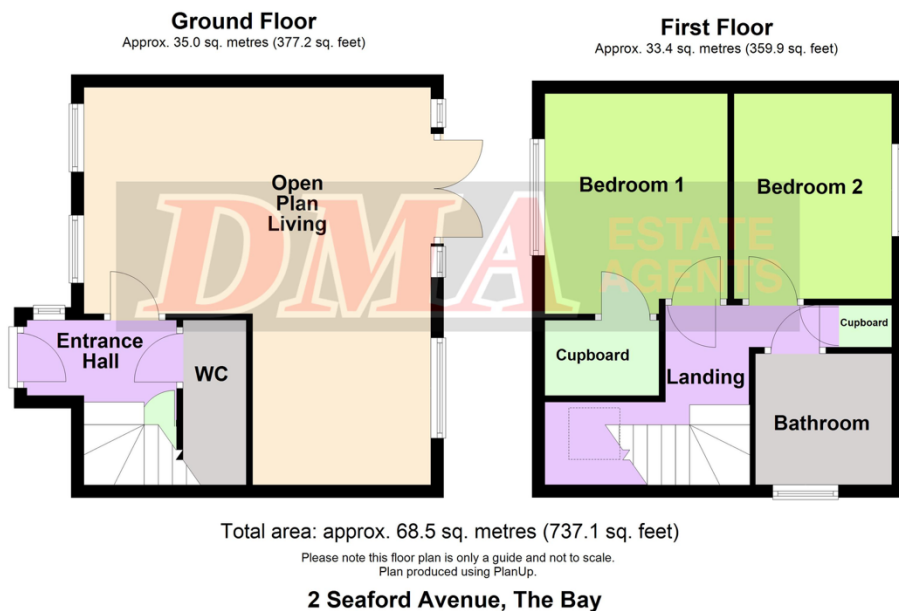
- * Ideal holiday home / investment property available fully furnished.
- * Two bedroom end of terrace house.
- * Located on a modern holiday village just south of Filey with easy access to the beach.
- * Situated on the stunning Yorkshire coast, The Bay is ideal for visits to all the areas of local interest including Scarborough, the North York Moors and York.
- * On site facilities including spa leisure complex with indoor heated swimming pool, tennis court, public house, pharmacy and convenience store.
- * Gas central heating (new boiler in 2020).
- * Recently refurbished modern kitchen with new appliances.
- * Upvc double glazed windows.
- * Patio area and small garden.
- * Sold with no onward chain.
- * EPC Rating: C.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Separate WC.
FIRST FLOOR:	Open Plan Kitchen / Dining / Living Room.
OUTSIDE:	Two Bedrooms. Bathroom.
	Patio area and small garden. Off road parking.

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Floor Plan



TENURE:

Leasehold: 999 years from 2010.
Maintenance: Approx £411.00 per month.

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. Take the first turning on the left onto Hudson Road and follow the road round to the right onto Seaford Avenue. The property is located right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:

ENTRANCE HALL

Laminate flooring. Radiator.
Understairs cupboard.



OPEN PLAN KITCHEN / DINER / LOUNGE

6.24m x 5.43m (20'6" x 17'10")

KITCHEN

Inset stainless steel sink, vegetable sink and drainer. New modern base cupboards with worktops over. Matching wall cupboards. Gas hob with extractor fan over and built-in oven (new in 2024). Integrated 'fridge, dishwasher and built-in microwave (new in 2023). Laminate floor. Radiator. Inset spotlights. Upvc double glazed window.



LOUNGE / DINING AREA

4.67m x 2.64m (14'4" x 8'10")

Laminate floor. Radiator. Two upvc double glazed windows.
Upvc double glazed double doors to patio area with a further two upvc double glazed side windows.



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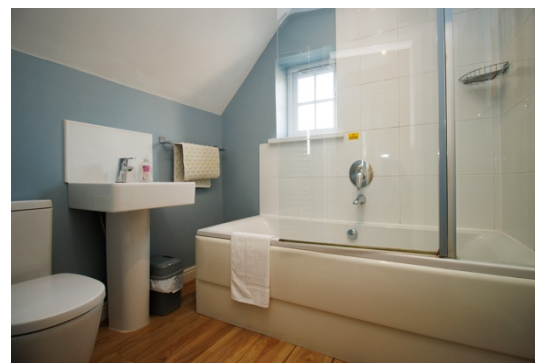
BEDROOM TWO
3.22m x 2.469m (10'7" x 8'1")

Radiator. Upvc double glazed window.



DOWNSTAIRS WC
2.59m x 0.99m (8'6" x 3'3")

Handbasin and wc. Laminate floor. Extractor fan. Radiator.



BATHROOM

Bath with rain shower over and screen. Handbasin and wc. Laminate floor. Chrome towel radiator. Upvc double glazed window.

FIRST FLOOR:

LANDING

Cupboard housing combination boiler (new in 2020). **Loft access.**



BEDROOM ONE
3.55m x 2.61m (11'8" x 8'7")

Walk-in closet. Radiator. Upvc double glazed window.

OUTSIDE:

Patio area and small garden. Off road parking.

