



colin ellis

Finch, Cayton Bay, YO11 3NJ

Colin Ellis welcomes to the market a HIGH SPECIFICATION holiday home which is located close to CAYTON BAY. This THREE bedroom LODGE which could sleep up to EIGHT is offered IN EXCELLENT CONDITION throughout and boasts a STUNNING lounge/kitchen with dining space, three double bedrooms the master offering a WALK IN WARDROBE and an EN-SUITE, three piece FAMILY bathroom, UTILITY room, large DECKED AREA which wrap around most of the lodge and a PARKING SPACE for two cars. NO ONWARD CHAIN.

Asking Price £85,000



ENTRANCE/UTILITY

2.0 x 1.6 (6'6" x 5'2")

uPVC double glazed door, double radiator, built in wall and base units, sink with drawer, cupboard housing boiler, LED down lights and integrated washer and tumble dryer.

LOUNGE/DINER/KITCHEN

6.2 x 5.9 (20'4" x 19'4")

Lounge Area: LED down lights, fire surround, uPVC double glazed window and power points.

Diner Area: uPVC double glazed window, LED down lights and double radiator.

Kitchen Area: Base, wall and drawer units, wood worktop, integrated electric oven, gas hob, microwave, fridge, freezer, and dishwasher, extractor hood, sink/drain unit, mixer tap, power points, uPVC double glazed sliding doors leading to front decking and double radiator.

BEDROOM ONE

2.9 x 2.7 (9'6" x 8'10")

Walk in wardrobe, king size bed with storage, USB points, LED down lights, uPVC double glazed window, double radiator and power points.

ENSUITE

1.6 x 1.3 (5'2" x 4'3")

Basin with pedestal, low flush wc, shower cubicle with power, LED down lights, extractor fan, uPVC double glazed window and double radiator.

BEDROOM TWO

3.10 x 2.90 (10'2" x 9'6")

LED down lights, king size bed with storage, walk in wardrobe, uPVC double glazed window, double radiator and power points.



BEDROOM THREE

2.9 x 2.2 (9'6" x 7'2")

uPVC double glazed window, two single beds, power points and double radiator.

BATHROOM

2.0 x 2.0 (6'6" x 6'6")

Shower over bath, glass shower screen, extractor fan, basin with vanity, frosted window and low flush wc.

OUTSIDE

Decking at front with glass, decking to side and rear, outside power points and parking space for two cars.

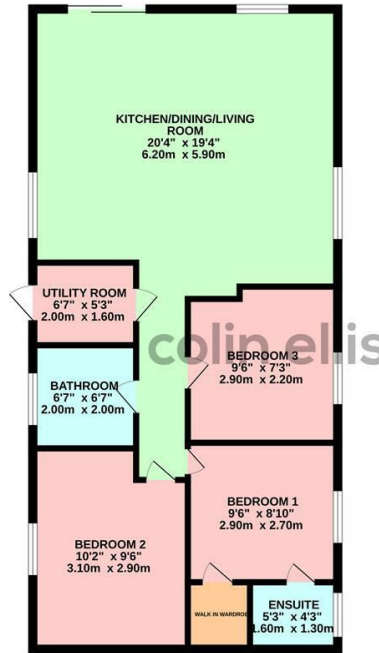
FEES

Pitch fee is £6305.52 PA

Rates £438 PA



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the Borough contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency can be given.
Made with Blueprint 2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Finch - 18567761
Council Tax Band - A
Tenure - Leasehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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