



BELT
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Mistys Place, 38 Bridlington Bay, Flamborough Road, Marton,

Price Guide £85,000



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A detached holiday lodge set in a superb location at Bridlington Links Golf and leisure park. Yards from Bridlington Links magnificent driving range and within approx 500 yards of the main Bridlington Links Golf course and superb club house, restaurant and gymnasium. The lodge has an 12 month holiday licence. The property is held on licence. The buyer is not acquiring any interest in the land.

Owners of the cabins are entitled to free Golf and Gym memberships.

The lodge comprises: open plan kitchen/dining/living, two bedrooms, one en-suite wc and modern bathroom. Exterior: decked patio area and private driveway with parking for two cars. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed french doors lead directly into:

Open plan lounge/kitchen/diner

22'7" x 12'9" (6.90m x 3.90m)

Kitchen/diner:

Fitted with a range of modern base and wall units, stainless steel sink unit, electric cooker with gas hob and stainless steel extractor over. Integrated dishwasher, fridge/freezer and washer/dryer. Upvc double glazed window and central heating radiator.

Living area:

A front facing room, inset electric fire, two upvc double

glazed windows, central heating radiator and upvc double glazed french doors onto the outer decked patio.

Bedroom:

9'11" x 8'4" (3.04m x 2.56m)

A side facing double room, built in wardrobes, dresser and drawers. Upvc double glazed window and central heating radiator.

En-suite:

4'3" x 2'7" (1.30m x 0.81m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Bedroom:

7'10" x 6'6" (2.39m x 1.99m)

A side facing double room, built wardrobe and drawers. Upvc double glazed window and central heating radiator.

Bathroom:

7'9" x 3'5" (2.38m x 1.06m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the lodge is a outer decked patio area. Private driveway for parking two cars.

Notes:

The plot is held on a tenure license of 99 years and the lodges can be used for holiday use 52 weeks of the year.

The site fees are £4500 pa include rates and water also maintenance of the site, roads and lighting, grass cutting and garden.

The heating is run from a Nest System.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a

survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



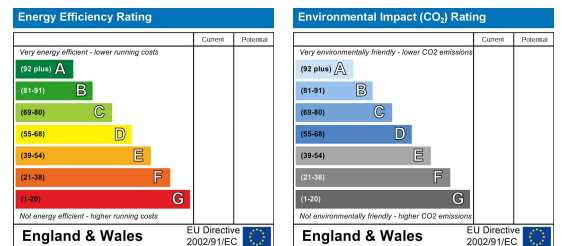
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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