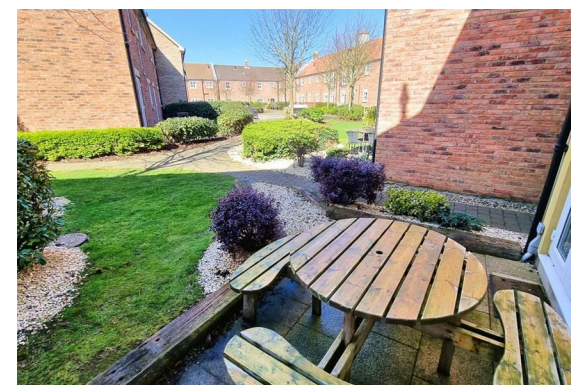
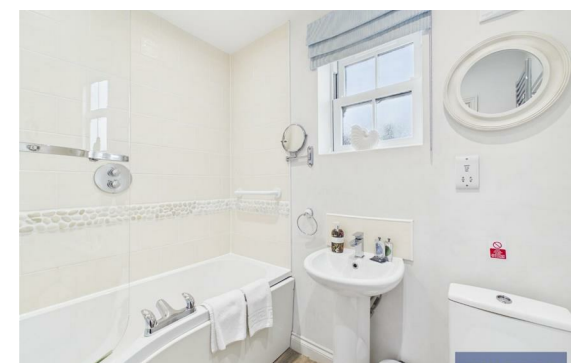




Sunrise Drive, Moor Road, Filey, North Yorkshire, YO14 9GF

- End Terrace House
- Spacious Accommodation
- Communal Car Parking
- Patio
- Three Bedrooms
- Fantastic Holiday Home / Holiday Let
- Located on The Bay Holiday Village
- EPC Grade - C

Asking Price £167,500



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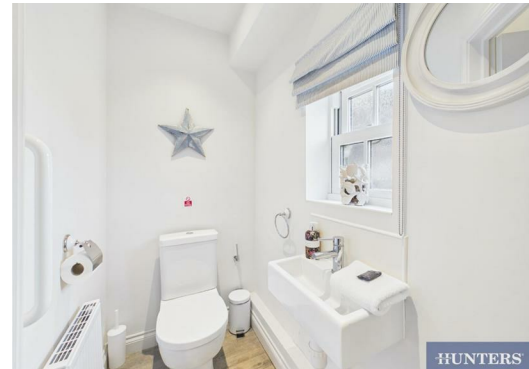
DESCRIPTION

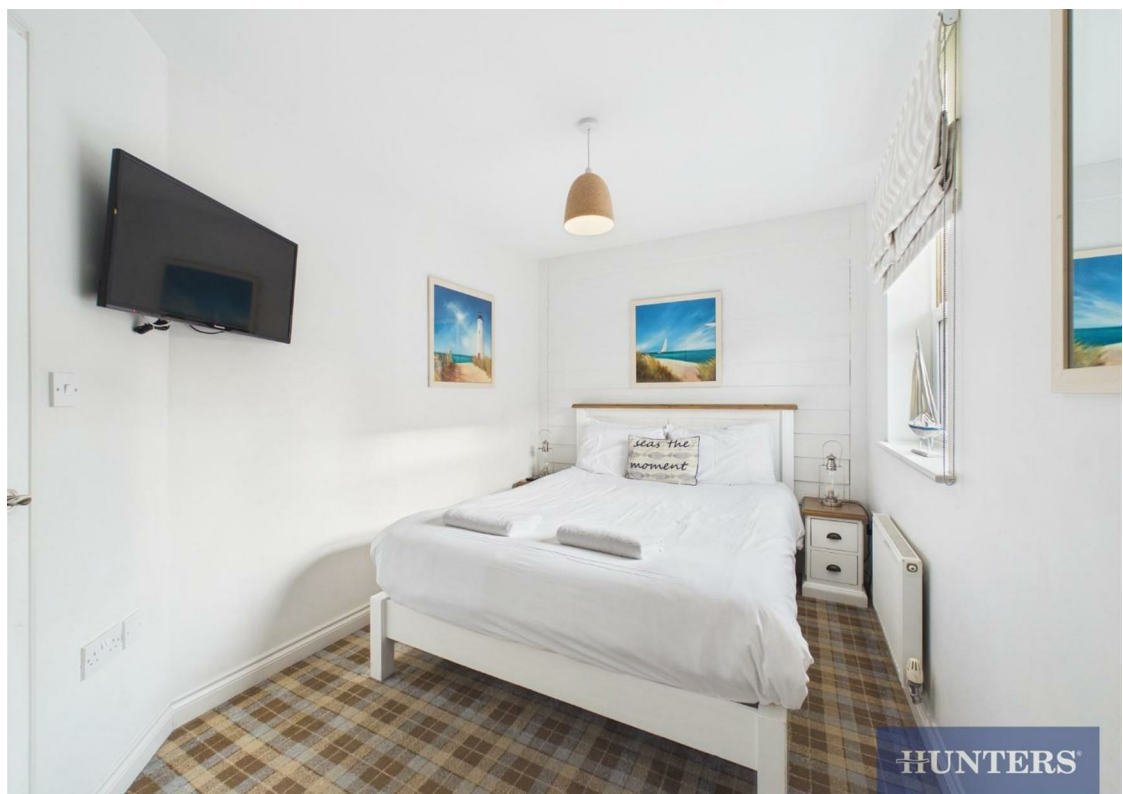
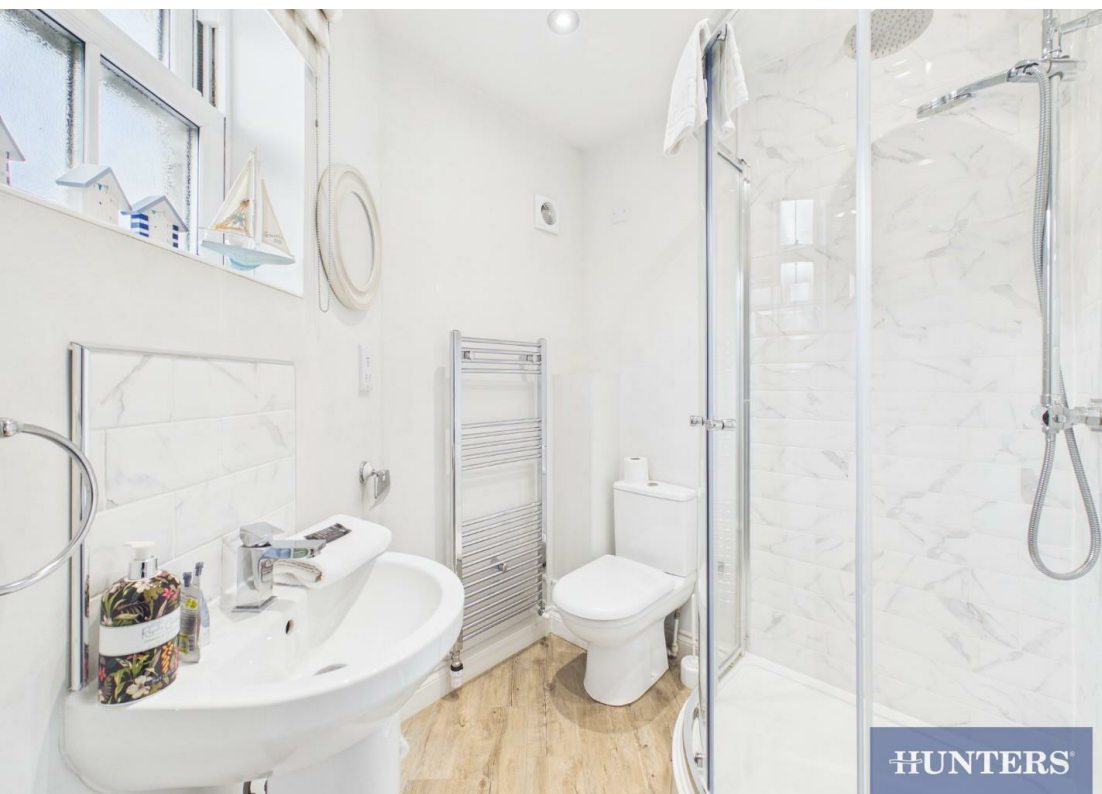
Hunters are pleased to present this fantastic three-bedroom end terrace house located on The Bay Holiday Village, near Filey. The Bay offers a wide range of amenities including a public house, café, pharmacy, gym, swimming pool, sauna, tennis courts and direct access to the beach. The development is also conveniently located within close proximity to Filey, Bridlington and Scarborough. This superb property would make an excellent holiday home or holiday let investment, benefiting from a communal car park just behind and a private patio area for outdoor seating.

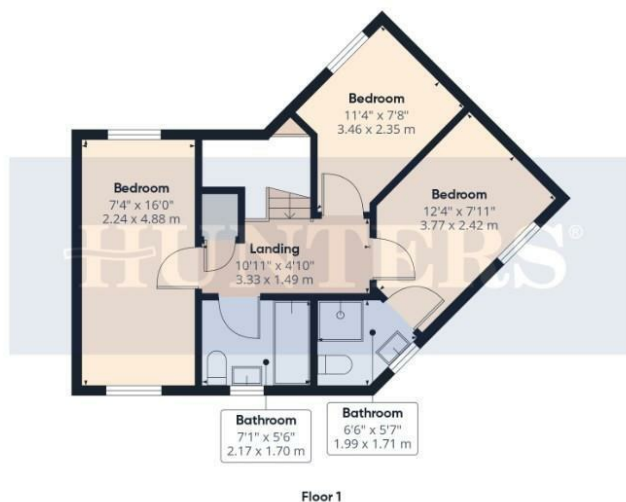
The ground floor comprises a welcoming hallway leading through to a spacious living room, creating a comfortable space for guests to relax and unwind. The kitchen is well proportioned with ample storage and worktop space and comfortably accommodates a dining table, making it ideal for shared meals during a stay. A convenient downstairs WC also completes the ground floor accommodation.

Upstairs, the property offers three bedrooms along with two bathrooms, providing practical and comfortable accommodation for visiting families or groups.

The owner has advised that during a single 12-month accounting period within his ownership the cottage generated just over £50,000 in gross booking revenue, with approximately 65% occupancy in that year. The cottage sleeps eight plus two infants and, being a three-bedroom property, the service charge, utility bills and changeover costs remain comparatively low while still allowing strong booking potential. Reviews have been extremely positive across Booking.com, Airbnb and VRBO, with links available to serious buyers during the purchase process. The owner may also make the cottage website and booking profiles available as part of the sale.







HUNTERS®

Approximate total area⁽¹⁾
868 ft²
80.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewings

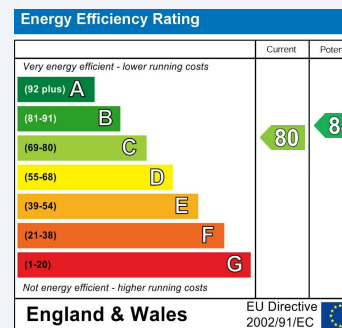
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.