



**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



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ESTABLISHED 1992



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# DMA

ESTATE AGENTS



63 THE PARADE, THE BAY, FILEY YO14 9GA



**Leasehold £189,950  
(Sold Fully Furnished)**

### FEATURES

- \* Three bedroom holiday home.
- \* Located in a 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.
- \* Modern kitchen and bathroom.
- \* Downstairs wc.
- \* Ensuite to master bedroom.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Off road parking.
- \* **EPC Rating: C.**
- \* **Sold with no onward chain.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

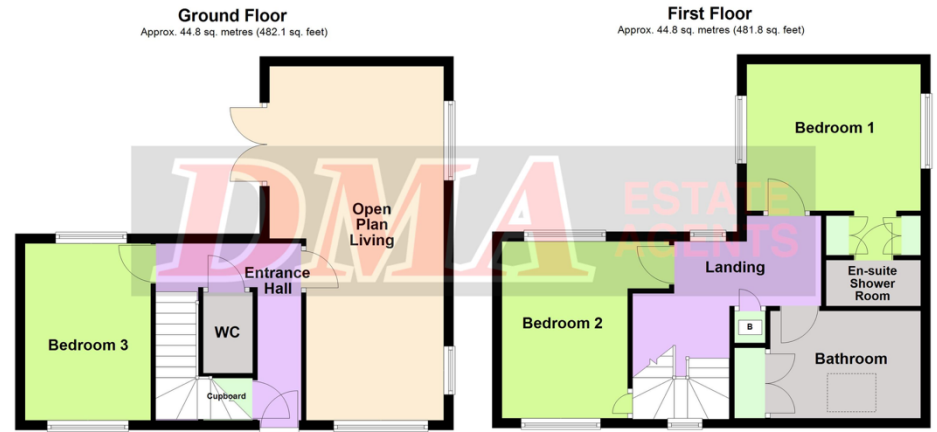
GROUND FLOOR: Front Door to Entrance Hall. Cloakroom.  
Open plan Lounge / Kitchen / Diner. Bedroom.

FIRST FLOOR: Two Bedrooms. Ensuite Shower Room. Bathroom.

OUTSIDE: Patio area with brick-built BBQ. Off road parking.

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[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)**

**Floor Plan:**



Total area: approx. 89.5 sq. metres (963.8 sq. feet)

Please note this floor plan is only a guide and not to scale.  
Plan produced using PlanUp.

**63 The Parade, The Bay, Filey**

**ENSUITE SHOWER ROOM**

Shower cubicle with rain shower. Handbasin and wc. Two walk-in wardrobes.



**OUTSIDE:**

Patio area with brick-built BBQ. Off street parking.

**TENURE:**

Leasehold                      999 years from 2008.  
Service Charge:              Approx £464.00 per month.

**DIRECTIONS:**

Take the A165 from Filey towards Bridlington and The Bay is located on the left after about three miles, just after Primrose Valley. Proceed straight into the development onto The Parade. The property is situated on the left hand side.

**Viewing strictly by appointment only through DMA Estate Agents**

**Front Door to:**

**ENTRANCE HALL**

Coats cupboard. Radiator. Upvc double glazed window.



**LOUNGE / KITCHEN / DINING AREA**

**7.31m x 2.84m widening to 3.60m**  
(24'0" x 9'4" widening to 11'10")

**LOUNGE**

Radiator. Three upvc double glazed windows. **Upvc double glazed patio doors.**



**KITCHEN / DINING AREA**

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with worktops over. Matching base cupboards. Built-in electric oven. Electric hob with extractor hood above. Integrated tall 'fridge / freezer and dishwasher. Inset spotlights. Radiator. Upvc double glazed window.





**BEDROOM THREE**  
2.59m x 3.65m (8'6" x 12'0")

Understairs cupboard. Radiator.  
Two upvc double glazed windows.



**CLOAKROOM**

Handbasin and wc. Chrome ladder radiator.

**FIRST FLOOR:**

**LANDING**

Built-in cupboard. Radiator. Two upvc double glazed windows. **Loft access.**



**BEDROOM TWO**  
3.65m x 2.86m (12'0" x 8'1")

Radiator. Two upvc double  
glazed windows.



**BATHROOM** 3.35m x 2.20m (11'0" x 7'3")

Bath with rain shower over. Handbasin and wc. Inset spotlights. Large cupboard. Inset spotlights. Chrome ladder radiator. 'Velux' window.



**BEDROOM ONE**  
3.65m x 2.97m (12'0" x 9'9")

Radiator. Two upvc double glazed  
windows.