










# The Parade, Moor Road, Filey, North Yorkshire, YO14 9GA

- For Sale Via Modern Method Of Auction
- Mid Terrace House
- Located on The Bay Holiday Village
- Buyer Fees Apply
- EPC Grade: C
- Subject To Reserve Price
- Two Bedrooms
- Perfect Holiday Home / Investment
- Beautifully Presented

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HERE TO GET *you* THERE

## By Auction £90,000

# The Parade, Moor Road, Filey, North Yorkshire, YO14 9GA

## DESCRIPTION

Hunters are delighted to present this well-maintained mid-terrace home, ideally located within the highly sought-after The Bay Holiday Village near Filey, offering stylish and versatile accommodation perfectly suited to a holiday home or lucrative holiday let investment.

The property briefly comprises an inviting entrance hallway leading through to a spacious open-plan kitchen and living area, creating a bright and sociable space ideal for relaxing or entertaining. The kitchen is well-equipped with ample storage and workspace, while the living area benefits from patio doors opening out onto the rear seating area, seamlessly blending indoor and outdoor living. A useful ground floor WC adds to the practicality of the layout.

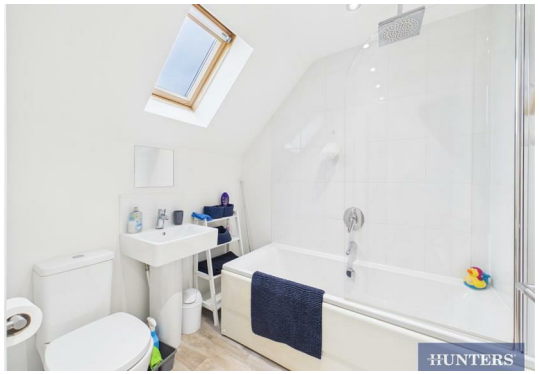
To the first floor, there are two well-proportioned bedrooms, both offering comfortable accommodation for family or guests, along with a modern family bathroom accessed from the landing.

Externally, the property enjoys a private rear patio seating area complete with a brick-built BBQ, perfect for enjoying outdoor dining during the warmer months. There is also access to communal parking located conveniently close to the property.

The Bay Holiday Village is a fantastic coastal development offering an array of on-site facilities including direct access to the beach, a swimming pool with sauna and steam room, a well-equipped gym, a pub and café, a shop, as well as tennis and boules courts—making it a highly desirable destination for both owners and holidaymakers alike.

The property is offered in excellent condition throughout, with furniture available by separate negotiation, allowing for a turnkey purchase if desired. It benefits from gas central heating and is leasehold, with an annual service charge of approximately £5,040.

This is a superb opportunity to acquire a ready-to-enjoy coastal property in a thriving holiday village, and early viewing is highly recommended.













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## Viewings

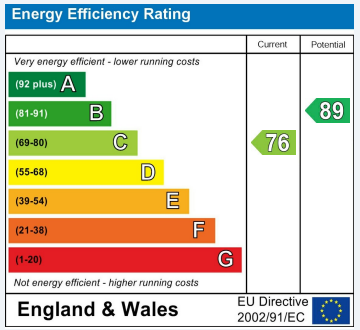
Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## 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.

The Property Ombudsman

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