



**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



25 DOLPHIN WAY, GRISTHORPE YO14 9PU



Leasehold £79,950

### FEATURES

- \* **Investment opportunity.**
- \* Detached two bedroom brick built holiday chalet.
- \* Well presented throughout.
- \* Located on the Blue Dolphin Holiday Park.
- \* Upvc double glazing.
- \* Electric heating.
- \* Modern kitchen and shower room.
- \* Driveway parking.
- \* Patio area.
- \* **EPC Rating: F.**
- \* **Sold with no onward chain.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Lounge. Kitchen. Shower Room. Two Bedrooms.  
OUTSIDE: Patio area. Drive to the side.

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**Floor Plan:**



Total area: approx. 39.4 sq. metres (424.5 sq. feet)

Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.

**25 Dolphin Way, Gristhorpe**

**DIRECTIONS:**

From Filey take the A165 road to Scarborough. Turn right at the roundabout signposted Blue Dolphin Holiday Camp and then take the second turning on the right into the holiday camp. Dolphin Way is immediately on the right and the chalet is located on the right hand side.

**Upvc Front Door to:**

**LOUNGE**

**3.14m x 3.63 (10'4" x 11'11")**

Laminate flooring. Electric heater. Upvc double glazed window with vertical blinds.



**KITCHEN**

**2.31m x 1.49m (7'7" x 4'11")**

Inset black sink and drainer. Base cupboards with worktops over. Matching wall units. Built-in electric oven. Electric hob with stainless steel extractor hood over. Provision for low level 'fridge. Upvc double glazed window with vertical blinds.



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

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### SHOWER ROOM

Shower cubicle with mixer shower. Handbasin in vanity unit and wc. Tiled walls. Airing cupboard housing immersion heater. Storage cupboard. Upvc double glazed window with venetian blind.



### OUTSIDE:

Driveway parking to the side.  
Patio area. Communal grounds.



### BEDROOM ONE

2.81m x 2.76m (9'3" x 9'1")

Laminate flooring. Electric heater. Upvc double glazed window with vertical blinds.



### BEDROOM TWO

3.17m x 1.95m (10'5" x 6'5")

Laminate flooring. Electric heater.  
Upvc double glazed window with vertical blinds.

### TENURE:

Leasehold: 99 years from 1968.  
Ground rent: Approx £50pa plus VAT

### LOCATION:

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.