



### 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



Proprietors: David Mansfield ATTON FNAEA.  
Samantha ADDISON  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



40 THE PARADE, THE BAY, FILEY YO14 9GA



Leasehold £93,500

### FEATURES

- \* Two bedroom ground floor apartment.
- \* **Located in a modern 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.
- \* Ensuite to master bedroom.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Car parking.
- \* **Sold with no onward chain.**
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

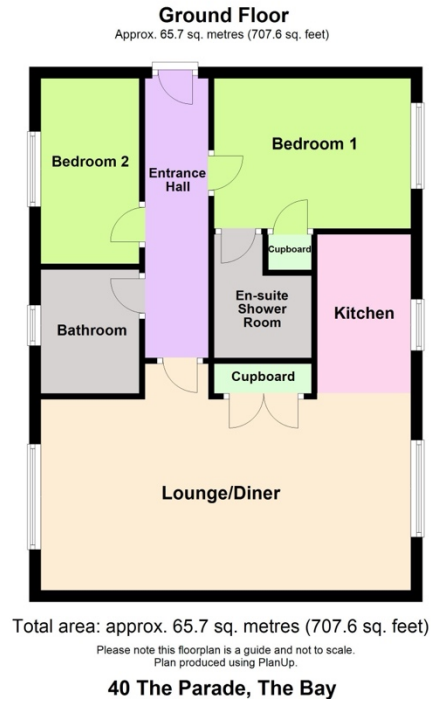
INTERNAL: Communal Front Door to Entrance Hall. Own Door to Hall.  
Open Plan Kitchen / Lounge / Diner.  
Two Bedrooms (one with Ensuite). Bathroom.

OUTSIDE: Communal gardens. Parking.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



**Floor Plan:**



**TENURE:**

Leasehold                      999 years from 2008.  
Maintenance:                Approx £367.00 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. Take the third turning on the right onto Oyster Way, bear left. The property is situated on your left hand side.

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

**Upvc Front Door to:**

**COMMUNAL ENTRANCE**

**Own Door to:**

**ENTRANCE HALL**

Radiator. Laminate floor.

**BEDROOM ONE**

**3.42m x 2.61m (11'3" x 8'7")**

Radiator. Laminate floor. Upvc double glazed sash window.



**ENSUITE SHOWER ROOM**

**1.85m x 1.65m (6'1" x 5'5")**

Shower cubicle with mixer shower. Handbasin and wc. Tall chrome ladder radiator. Laminate floor.

## OPEN PLAN KITCHEN / LOUNGE / DINING AREA

### KITCHEN 2.76m x 1.62m (9'1" x 5'4")

Inset stainless steel sink. Modern base cupboards with worktops over. Matching wall cupboards. Electric hob with stainless steel extractor over. Built-in oven. Integrated under counter fridge / freezer and microwave. Laminate floor. Upvc double glazed window.



### LOUNGE / DINING AREA 6.45m x 3.32m (21'2" x 10'11")

Two radiators. Laminate floor. Two upvc double glazed sash windows.



### BATHROOM 1.70m x 2.15m (5'7" x 7'1")

'P' shaped bath with mixer shower over and screen. Handbasin and wc. Chrome ladder radiator. Laminate floor.



### BEDROOM TWO 1.72m x 3.25m (5'8" x 10'8")

Radiator. Laminate floor. Upvc double glazed sash window.

### OUTSIDE:

Communal gardens. Off road parking.

