







Trinity Way, The Bay, Filey, YO14 9GL

- Mid-Terrace House
- Perfect Holiday Home / Holiday Let Investment
- Parking
- Two Bedrooms
- Open Plan Living Area
- EPC Grade: C

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HERE TO GET *you* THERE

Asking Price £130,000

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DESCRIPTION

Hunters are delighted to bring to the market this light and airy, two bedroom, mid-terrace house situated on the award winning holiday village of The Bay, near Filey. The Bay holiday village benefits from a wide range of facilities including a beauty room, gym, tennis court, shop, leisure complex and eateries with direct access to the beach!

This lovely home comprises of a spacious entrance hall with downstairs WC, open plan living, kitchen and dining space with patio doors leading to an outdoor patio area with brick built BBQ. The kitchen offers integrated oven, gas hob, microwave, fridge/freezer, washing machine and dishwasher.

To the first floor of the property you are welcomed with two double bedrooms with the main bedroom benefitting from a large built-in wardrobe. There is also the bonus of a modern family bathroom with shower over bath, low flush WC and wash hand basin.

The house is fully furnished including a flat screen TV, furniture in all rooms as shown in the photographs, plus crockery, cutlery and accessories according to 'The Bays' inventory, ready for inclusion in the Letting Pool. There is also a telephone and WiFi connection to the house.

This property also offers parking available at the front providing convenience for guests after a busy day out! The property is private, and offers a large communal garden area and boules court directly outside the back garden. Currently run as a successful holiday let, this property would make a fantastic investment opportunity for those looking at the property as a business, or as a beautiful second home by the sea!

Tenure Type; Leasehold
Leasehold Years remaining on lease; 986
Leasehold Annual Service Charge Amount; Approx. £4,598.00
Leasehold Ground Rent Amount; included in the service charge.
Council Tax Banding; exempt due to it being a holiday let - small business rates.
We understand pets are allowed. We also understand that holiday lets are allowed but not AST










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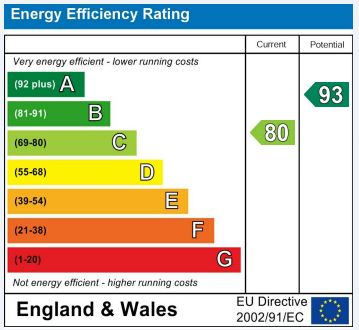

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ENERGY PERFORMANCE CERTIFICATE

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.

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.

The Property Ombudsman

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Tel: 01723 338958 Email: filey@hunters.com https://www.hunters.com

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