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## *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

Ombudsman www.oea.co.uk

*Proprietors: David Mansfield ATTON FNAEA.*
*Samantha ADDISON*
*www.dmaestateagents.co.uk*
**ESTABLISHED 1992**

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NAEA Estate Agents

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# DMA ESTATE AGENTS

OPEN 7 DAYS

## 17 DOLPHIN WAY, GRISTHORPE YO14 9PU



**Leasehold £69,500**

***FEATURES***

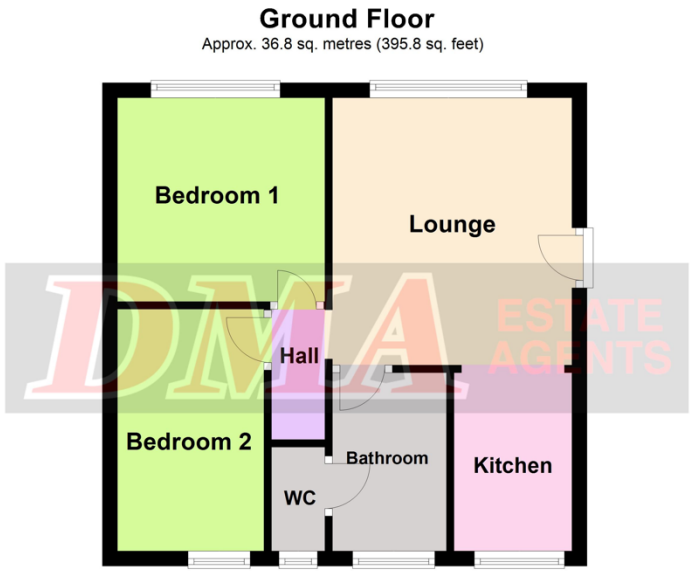
* **To be used for holiday purposes and suitable for cash buyers only.**
* Two bedroom brick built detached holiday chalet.
* Located in Blue Dolphin holiday park just 3 miles from Filey and five miles from Scarborough.
* **Open views to the front.**
* Upvc double glazing.
* Electric heating.
* Driveway.
* Patio area.
* **Sold with no onward chain.**
* Viewing is recommended.

***ACCOMMODATION IN BRIEF***

| | |
|---|---|
| INTERNAL: | Upvc Front Door to Lounge. Kitchen. Bathroom. WC. Two Bedrooms. |
| OUTSIDE: | Patio area. Drive to side. |

***26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527***
***www.dmaestateagents.co.uk / www.rightmove.co.uk***

## *Floor Plan:*




Total area: approx. 36.8 sq. metres (395.8 sq. feet)

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

**17 Dolphin Way, Gristhorpe**



## *Upvc Front Door to:*

**LOUNGE** **3.20m x 3.56m** (10'6" x 11'8")

Electric 'Living Flame' wall mounted fire. Wooden picture rail. Upvc double glazed window.





## *Opens to:*

**KITCHENETTE**
**1.57m x 2.46m** (5'2" x 8'1")

Inset stainless steel sink and drainer. Range of modern base cupboards with worktops over. Matching wall units. Provision for 'fridge / freezer. Electric free-standing oven. Upvc double glazed window.





**BATHROOM**
**1.50m x 2.36m** (4'11" x 7'9")

Bath with electric 'Mira' shower over. Handbasin. Upvc double glazed window. Airing cupboard housing water tank.

*/ continued over*

**SEPARATE WC**
**0.71m x 1.60m** (2'4" x 5'3")

Heated towel radiator. Upvc double glazed window.



**BEDROOM ONE** **2.77m x 2.72m** (9'1" x 8'11")

Wall mounted electric radiator. Upvc double glazed window.







**BEDROOM TWO**
**3.23m x 1.96m** (10'7" x 6'5")

Wall mounted electric radiator. Upvc double glazed window.

***OUTSIDE:***

Patio area. Drive to side.







**TENURE:**

| | |
|---|---|
| Leasehold: | 99 years from 1968. |
| Ground Rent: | Approx £758.00 (every 6 months) (2024) |

**Council Tax Band** **A.**

**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.

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