



## Perran Court, Filey, YO14 9GJ

- Mid-Terrace House
- Perfect Holiday Home/Holiday Let
- Located on The Bay Holiday Resort
- Three Bedrooms
- Gardens
- EPC Grade - C

**Offers In Excess Of £150,000**



# Perran Court, Filey, YO14 9GJ



Hunters are delighted to bring to the market this well-presented three-bedroom terraced property, occupying a corner plot within the award-winning The Bay Holiday Village near Filey. Offering spacious accommodation over two floors, this property would make an ideal second home, holiday retreat or investment opportunity.

The Bay offers an excellent range of on-site facilities including a leisure complex and gym, tennis court, beauty room, eateries, shop and direct access to the award-winning Filey Beach. With everything you need on-site and the coast close by, it is a popular choice for those looking for a coastal escape.



The property is light and airy throughout and comprises an entrance hall with useful storage cupboard, downstairs WC and spacious living room. The kitchen/diner is fitted with a range of integrated appliances including washing machine, microwave, fridge, electric oven and hob and dishwasher, with ample space for a dining table and chairs.

To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate family bathroom with three-piece suite and overhead shower serves the remaining bedrooms.

Outside, the property benefits from a communal garden to the rear and a secluded patio area to the front, providing a pleasant space to sit out and enjoy the sunshine.

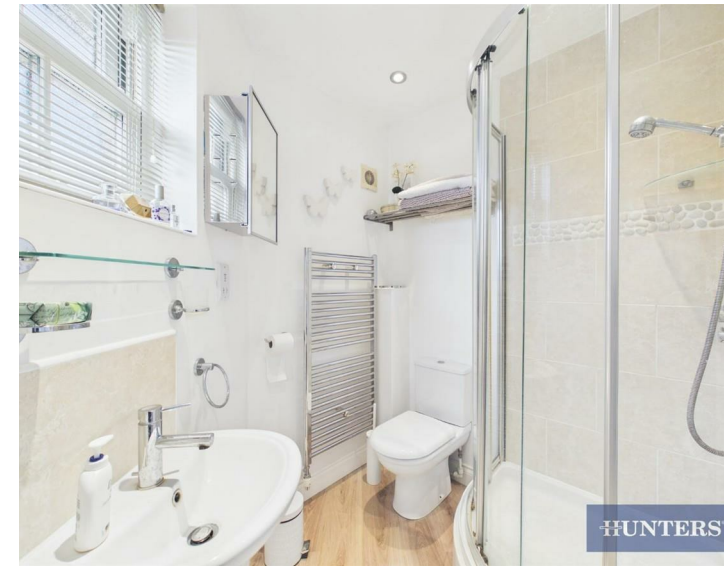


We believe the property to be leasehold with approximately 982 years remaining. The annual service charge, including ground rent, is approximately £5,504. We understand that pets and holiday letting are permitted, although ASTs are not permitted. Buyers are advised to confirm all lease and usage information with their legal representative.

Call Hunters Filey today to arrange your viewing!

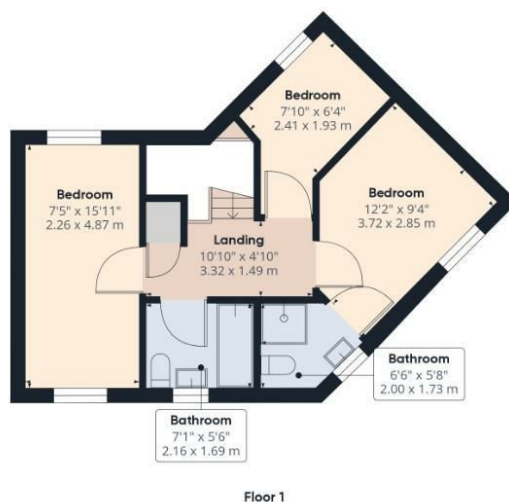
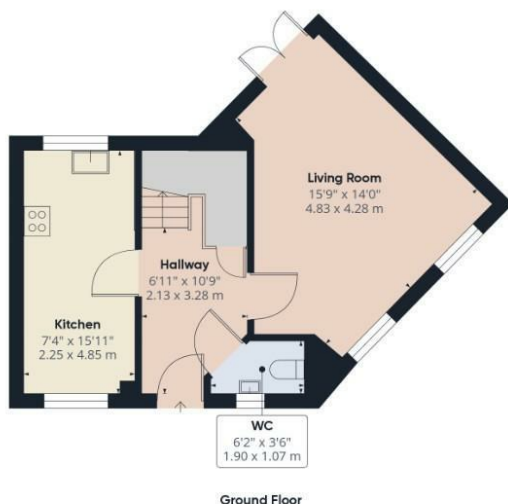


# Perran Court, Filey, YO14 9GJ



## HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



**HUNTERS**

Approximate total area<sup>(1)</sup>  
859.06 ft<sup>2</sup>  
79.81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Viewings

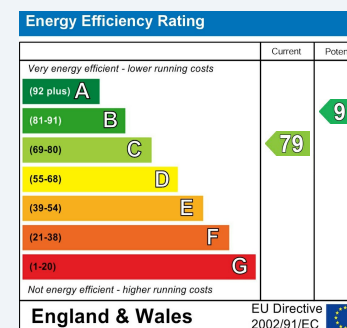
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.