

## Trinity Way, The Bay, Filey, YO14 9GL

- End Terrace House
- Fantastic Holiday Home / Holiday Let
- Communal Off Road Parking
- Two Bedrooms
- Located on The Bay Holiday Village
- EPC Grade: C

**Guide Price £145,000**

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HERE TO GET *you* THERE

# Trinity Way, The Bay, Filey, YO14 9GL

## DESCRIPTION

Hunters are delighted to present this light and airy two-bedroom end-terrace property, ideally located within the award-winning Bay Holiday Village near Filey.

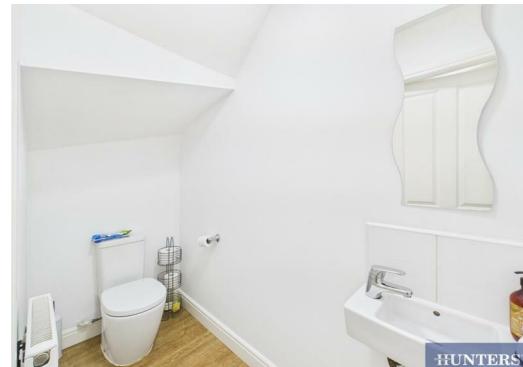
The accommodation briefly comprises an entrance hall with a generous ground-floor WC, leading into a bright open-plan living, kitchen, and dining area. French doors open onto a private outdoor patio, creating an ideal space for indoor-outdoor living. The modern kitchen is well-equipped with integrated oven, hob, microwave, and dishwasher.

To the first floor, the property offers a spacious principal bedroom with built-in wardrobe space, a second double bedroom, a useful storage cupboard, and a contemporary family bathroom featuring a shower over the bath, low-flush WC, and wash hand basin.

Externally, the property benefits from parking to the front.

Residents of The Bay Holiday Village enjoy a wide range of on-site amenities, including direct beach access, a leisure complex, gym, tennis court, beauty room, shop, and a selection of eateries. Currently operating as a successful holiday let, this property presents an excellent investment opportunity or an ideal second home by the coast.

For further information or to arrange a viewing, contact the office today.

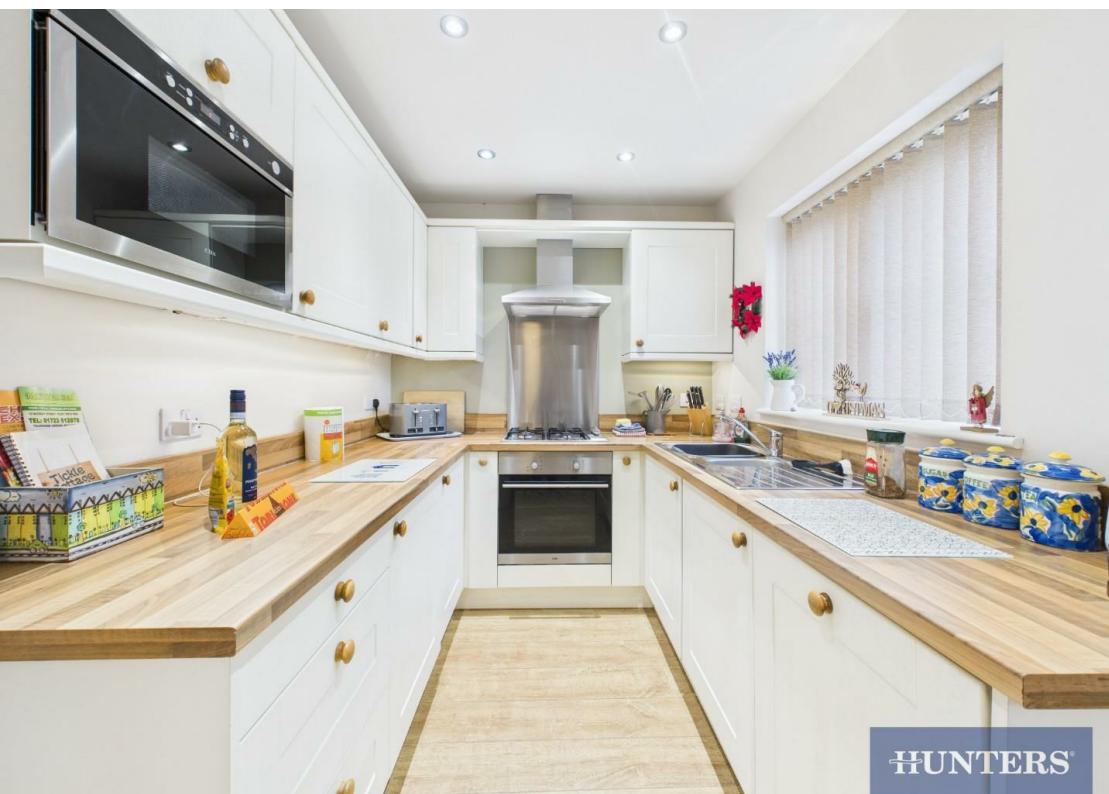




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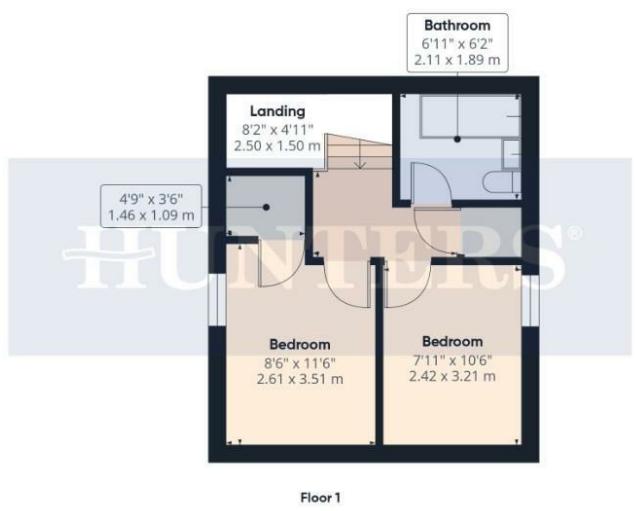
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### Viewings

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

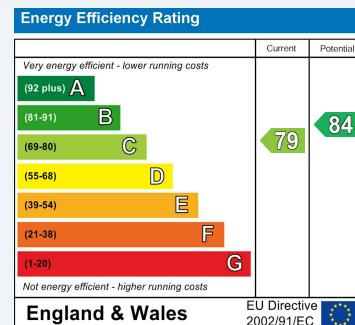
### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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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.



Approximate total area<sup>(1)</sup>  
651 ft<sup>2</sup>  
60.4 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.