



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.

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



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11 DOLPHIN WAY, GRISTHORPE YO14 9PU



Leasehold £70,000

FEATURES

- * **Ideal holiday home or investment property, currently a successful holiday let.**
- * **Suitable for cash buyers only.**
- * Two bedroom brick built semi-detached holiday chalet.
- * Located on Blue Dolphin Holiday Park.
- * **Sold fully furnished.**
- * Upvc double glazed windows.
- * Electric heating.
- * Rewired 2023.
- * New hot water tank.
- * Front garden.
- * Driveway.
- * **Low ground rent - £50 plus VAT.**
- * **Sold with no onward chain.**
- * **EPC Rating: F.**
- * Viewing is highly recommended.

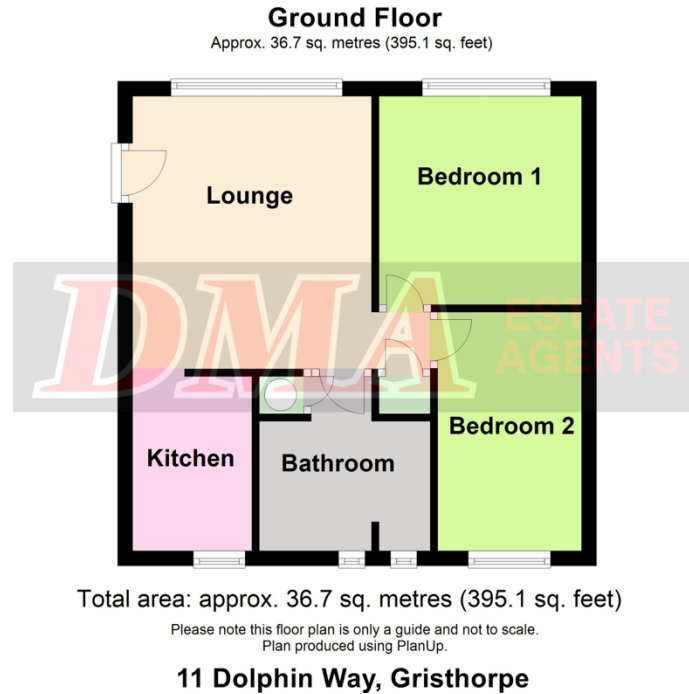
ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Side Door to Lounge. Kitchen. Bathroom.
	Two Bedrooms.
OUTSIDE:	Front garden. Drive to the side.
	Rear garden with decked area.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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11 DOLPHIN WAY, GRISTHORPE

Floor Plan:



Upvc Side Door to:

LOUNGE 3.66m x 3.20m (12'0" x 10'6")

Wall mounted electric fire. Built-in storage cupboard. **Upvc double glazed window with views over The Wolds.**



KITCHEN 2.36m x 1.57m (7'9" x 5'2")

Inset stainless steel sink and drainer. Modern base units with worktops over. Matching wall cupboards. Electric cooker point with stainless steel extractor hood. Provision for low level 'fridge. Tiled floor and walls. Upvc double glazed window.

/ continued over

11 Dolphin Way, Gristhorpe - continued

BATHROOM

2.36m x 2.26m (7'9" x 7'5")

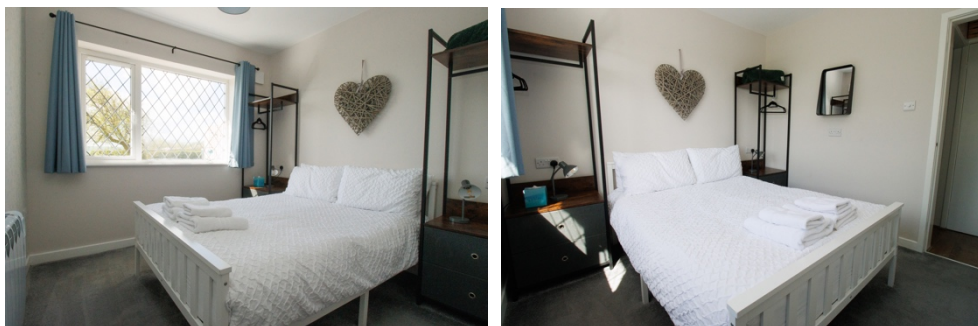
Bath with 'Triton Enrich' electric shower over and screen. Handbasin in vanity unit and wc. Electric heated towel radiator. Electric fan heater. Airing cupboard housing immersion heater. Tiled walls and floor. Two upvc double glazed windows.



BEDROOM ONE

2.79m x 2.69m (9'2" x 8'10")

Electric radiator. Upvc double glazed window



BEDROOM TWO

3.17m x 1.93m (10'5" x 6'4")

Electric radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive. Rear garden with decked patio area.



TENURE:

Leasehold:	99 years from 1968.
Ground Rent:	£50.00 + VAT per annum.

FOR HOLIDAY PURPOSE ONLY – WE UNDERSTAND FROM NORTH YORKSHIRE PLANNING DEPARTMENT THAT THIS PROPERTY MAY ONLY BE OCCUPIED FOR HOLIDAY USE AND CANNOT BE USED AS PERMANENT ACCOMMODATION.

LOCATION:

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.

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