

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.*

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

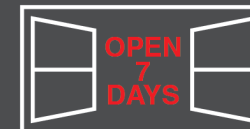
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45 SUNRISE DRIVE, THE BAY, FILEY YO14 9GE



Leasehold £170,000

FEATURES

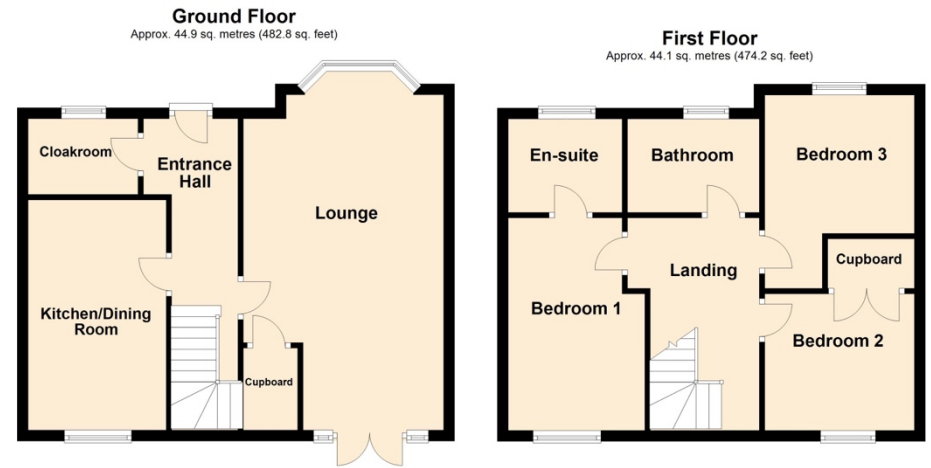
- * Three bedroom holiday home.
- * Located on this very popular holiday village just south of Filey.
- * Easy access to the beach.
- * The site facilities include spa, leisure complex with indoor heated pool, gym and tennis courts.
- * A convenience store, pharmacy and public house.
- * Upvc double glazed windows.
- * Gas central heating to radiators.
- * Ensuite shower room plus house bathroom.
- * Parking.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

- GROUND FLOOR: Front Door to Entrance Hall. Cloakroom. Dining Kitchen. Lounge.
- FIRST FLOOR: Three bedrooms one with Ensuite Shower Room. Bathroom.
- OUTSIDE: Patio area to the rear. Off street parking.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



Ground Floor
Approx. 44.9 sq. metres (482.8 sq. feet)

First Floor
Approx. 44.1 sq. metres (474.2 sq. feet)

Total area: approx. 88.9 sq. metres (957.0 sq. feet)

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

45 Sunrise Drive, The Bay

OUTSIDE:

Patio area to the rear. Off street parking to the side.

TENURE:

Leasehold 999 years from new.
Maintenance: Approx £429 per month.

Council Tax Band C.

DIRECTIONS:

Take the A165 from Filey towards Bridlington and The Bay is located on the left after about three miles, just after Primrose Valley. Proceed straight into the development turning right at the roundabout onto Sunrise Drive. The property is located on the right hand side.

Front Door to:

ENTRANCE HALL

Radiator.



CLOAKROOM

Handbasin and wc. Radiator. Upvc double glazed window.

DINING KITCHEN

4.04m x 2.54m (13'3" x 8'4")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Wall cupboards. Integrated dishwasher, washing machine and 'fridge / freezer. Gas hob with stainless steel extractor hood above. Electric oven. Built-in microwave. Inset spotlights. Radiator. Upvc double glazed window.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

LOUNGE

6.17m x 3.68m (20'3" x 12'1")

Large storage cupboard housing gas 'Valiant' combination boiler. Two radiators. *Upvc patio doors to the rear.*



FIRST FLOOR:

BEDROOM ONE

4.22m x 2.51m (13'10" x 8'3")

Radiator. Upvc double glazed window.



ENSUITE SHOWER ROOM

Shower cubicle, handbasin and wc. Upvc double glazed window.



BEDROOM TWO

2.79m x 2.36m (9'2" x 7'9")

Fitted wardrobe. Radiator. Upvc double glazed window.



BEDROOM THREE

2.79m x 2.36m (9'2" x 7'9")

Radiator. Upvc double glazed window.

BATHROOM

Bath with shower and screen over, handbasin and wc. Ladder radiator. Upvc double glazed window.

