

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
SALES

DMA ESTATE
AGENTS

COMMERCIAL
SALES



Proprietors: **David Mansfield ATTON FNAEA.**
Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON
www.dmaestateagents.co.uk

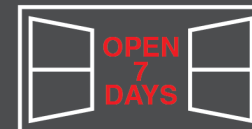
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



19 DOLPHIN WAY, GRISTHORPE YO14 9PU



Leasehold £85,000

FEATURES

- * Detached two bedroom bungalow.
- * **To be used for holiday purposes only.**
- * Located on a holiday village 3 miles from Filey and five miles from Scarborough.
- * New kitchen and shower room.
- * Upvc double glazed windows.
- * **Open views to front.**
- * **Sold furnished and equipped.**
- * Fixed ground rent of £50 plus VAT per annum.
- * **EPC Rating: F.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Lounge. Kitchenette. Two Bedrooms. Shower Room.
OUTSIDE: Parking for two cars.

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

19 DOLPHIN WAY, GRISTHORPE

Upvc Door to:

LOUNGE
3.66m x 3.35m (12'0" x 11'0")

Electric fire in attractive surround and hearth. Inset spotlights. **Upvc wide picture window with open views.**



Opening to:

KITCHENETTE

2.29m x 2.64m (7'6" x 8'8")

New inset stainless steel sink and drainer. New modern base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Electric hob with extractor hood over. Provision for 'fridge / freezer. Upvc double glazed window.



/ continued over

SHOWER ROOM

New walk-in shower cubicle, handbasin in vanity unit and wc. Upvc double glazed windows.



OUTSIDE:

Parking for two cars.



BUSINESS RATES

TENURE:

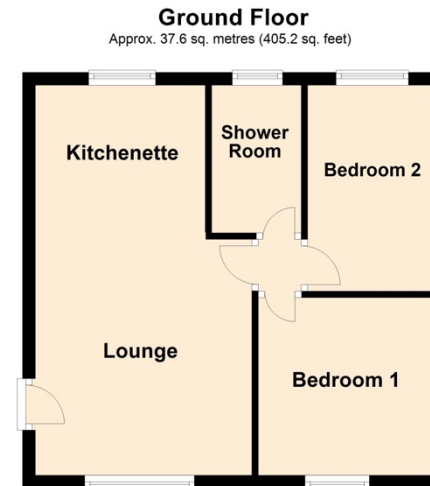
Leasehold - 99 year lease from 1968.
Fixed ground rent - £50 plus VAT per annum.
Water meter installed in 1994.



BEDROOM ONE

2.77m x 2.74m (9'1" x 9'0")

A double room with open views.
Upvc double glazed window.



Total area: approx. 37.6 sq. metres (405.2 sq. feet)

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

19 Dolphin Way, Gristhorpe

BEDROOM TWO

3.20m x 1.98m (10'6" x 6'6")

Upvc double glazed window.



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