

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.
Samantha ADDISON

www.dmaestateagents.co.uk

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4 SQUIRREL CORNER, SCENIC VIEW CARAVAN PARK
BURTON FLEMING YO25 3PT



Leasehold £52,950

FEATURES

- * **For second home / holiday use only.**
- * Fully furnished two bedroom 'Windsor Lodge' holiday home.
- * Sited on Scenic View Caravan Park.
- * The property can be used 12 months a year.
- * Gas (lpg) central heating.
- * Upvc double glazed windows.
- * Open plan living space.
- * Ensuite and dressing room to master bedroom.
- * Sleeps up to six people.
- * Parking space.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Door to Open Plan Living Kitchen Area. Inner Hall.
Two Bedrooms. Shower Room.

OUTSIDE: Parking for one car.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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4 SQUIRREL CORNER, SCENIC VIEW CARAVAN PARK, BURTON FLEMING

Door to:

LIVING ROOM / KITCHEN

Living Area
3.45m x 3.81m (11'4" x 12'6")

Electric fire in surround.
Spotlights. Radiator. Two upvc
double glazed windows. *Upvc
patio doors.*



Kitchen Area

3.81m x 2.46m (12'6" x 8'1")

Inset sink. Base cupboards with worktops over. Matching wall cupboards. Gas hob with extractor hood over. Built-in electric oven. Integrated 'fridge / freezer and microwave. Cupboard housing gas combination boiler. Radiator. Upvc double glazed window.



SHOWER ROOM

1.04m x 2.79m (3'5" x 9'2")

Shower cubicle, handbasin in vanity unit and wc. Chrome towel radiator. Upvc double glazed window.



BEDROOM ONE

3.15m x 2.72m (10'4" x 8'11")

Built-in wardrobes. Matching wall cupboards. Radiator. Upvc double glazed window.



Ensuite

Handbasin in vanity unit and wc. Radiator. Upvc double glazed window.



BEDROOM TWO

1.85m x 2.89m (6'1" x 9'6")

Built-in wardrobes. Matching wall cupboards. Radiator. Upvc double glazed window.

SITE FEES: £3,360 per annum (includes water rates and use of all on site facilities).

LOCATION:

A wonderful 12 month dog friendly Seasonal Caravan Park offering a choice of grass or hardstanding pitches all our pitches have electric and water. Boasting a modern bright toilet/shower block, and we have a secluded 'adult only' area with fabulous dog walks straight from the site, we are in the heart of the Yorkshire Wolds on the edge of the lovely village of Burton Fleming. A 5 minute car drive from Filey & Hunmanby Gap which is a dog friendly beach, and within 15 to 20 minutes you can also visit coastal towns of Bridlington & Scarborough.

DIRECTIONS:

Follow the signposts into Hunmanby village onto Bridlington Street turning left towards Reighton and Bridlington. Turn right at the mini-roundabout just before the railway crossing onto New Road. Take the second turning on the left onto Hunmanby Road. Just as you enter Burton Fleming Scenic View caravan park is on your left

Viewing strictly by appointment only through DMA Estate Agents