

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



Leasehold £52,950

FEATURES

- * For second home / holiday use only.
- * Fully furnished 'Delta Langford' two bedroom detached holiday lodge.
- * 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.
- * Sleeps up to six people.
- * Decked terrace on two sides (optional extra can be purchased).
- * Parking space.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Door to Large Living Kitchen Area. Inner Hall.
Two Bedrooms. Bathroom.

OUTSIDE: Parking for one car.

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





2 SQUIRREL CORNER, SCENIC VIEW CARAVAN PARK, BURTON FLEMING

Upvc Double Glazed Door to:

LIVING ROOM / KITCHEN

Living Area
3.83m x 4.67m (12'7" x 15'4")

Electric fire in surround. Tall 'fridge freezer. Cupboard housing gas central heating boiler. Two radiators. Inset spotlights. Four upvc double glazed windows. **Upvc patio doors.**



/ continued over

Kitchen Area

3.83m x 2.44m (12'7" x 8'0")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Built-in electric oven and gas hob. Extractor hood above. Integrated tall 'fridge / freezer. Laminate floor. Upvc double glazed window.



BATHROOM

2.54m x 1.32m (8'4" x 4'4")

Full size bath with mixer shower over and screen. Handbasin in vanity unit and wc. Ladder radiator. Upvc double glazed window.

BEDROOM ONE

2.36m widening to 3.07m x 3.83m
(7'9" widening 10'1" to x 12'7")

Built-in wardrobes. Boxtop cupboards. Wall lights. Radiator. Upvc double glazed window.



BEDROOM TWO

1.67m x 2.44m (5'6" x 8'0")

Built-in wardrobe. Boxtop cupboards. Radiator. Upvc double glazed window.



OUTSIDE:

Parking space for one car. Decked area which can be purchased (*enquire for further details*).

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

LOCATION:

A 12 month dog friendly Seasonal Caravan Park. 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 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. Scenic View Holiday Park is on your left before Burton Fleming village.

Viewing strictly by appointment only through DMA Estate Agent