



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.
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



10 TALISKER WALK, THE BAY, FILEY YO14 9GH



Leasehold £144,000

FEATURES

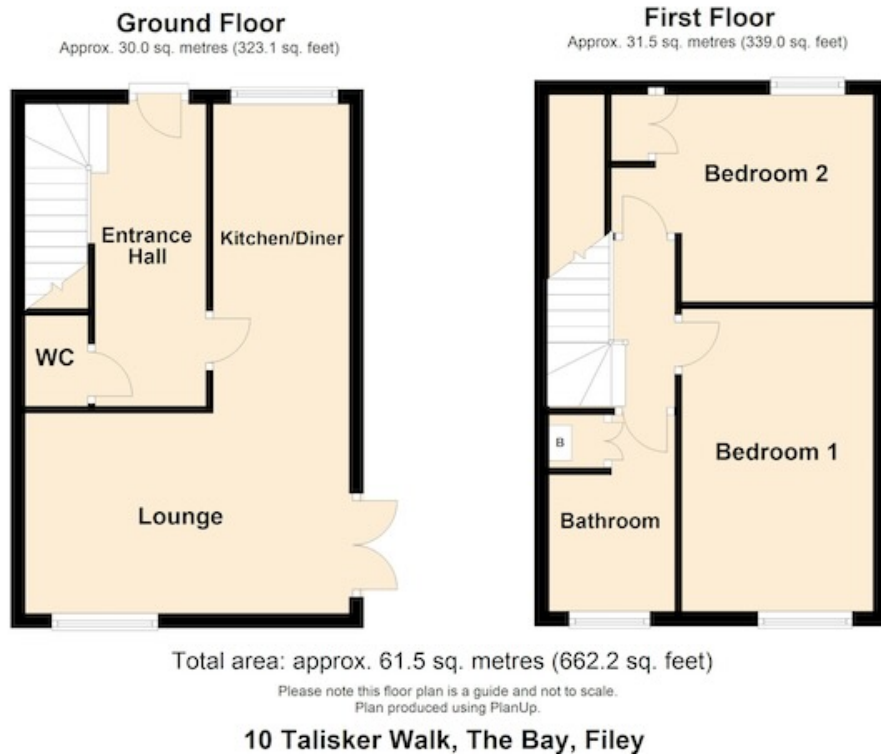
- * Ideal holiday home / investment property available fully furnished.
- * Two bedroom end of terrace house.
- * Located on a modern holiday village just south of Filey with easy access to the beach.
- * Situated on the stunning Yorkshire coast, The Bay is ideal for visits to all the areas of local interest including Scarborough, the North York Moors and York.
- * On site facilities include spa leisure complex with indoor heated pool, tennis court, public house, pharmacy and convenience store.
- * Gas central heating.
- * Upvc double glazed windows.
- * Enclosed patio area.
- * No onward chain.
- * EPC Rating: C.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

| | |
|---------------|---|
| GROUND FLOOR: | Front Door to Entrance Hall. Separate WC. |
| FIRST FLOOR: | Kitchen / Dining / Living Room. |
| OUTSIDE: | Two Bedrooms. Bathroom. |
| | Parking space. Patio area. |

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

Floor Plan:



DIRECTIONS:

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

Viewing strictly by appointment only through DMA Estate Agents

10 TALISKER WALK, THE BAY, FILEY

Front Door to:

ENTRANCE HALL

Laminate flooring. Radiator.
Understairs cupboard.



DOWNSTAIRS WC

Handbasin and WC. Laminate floor.
Extractor fan.

KITCHEN / DINING AREA 3.00m x 1.83m (9'10" x 6'0")

Inset stainless steel sink. Modern base cupboards and worktops over. Matching wall cupboards. Built-in electric oven and hob with extractor fan over. Integrated 'fridge, dishwasher and microwave. Laminate flooring. Radiator. Inset spotlights. Upvc double glazed window. **Open to:**



/ continued over



LIVING AREA

4.67m x 2.64m (14'4" x 8'10")

Laminate flooring. Radiator. Upvc double glazed window. **Upvc double glazed patio doors.**



FIRST FLOOR:

BEDROOM ONE

4.09m x 2.56m (13'5" x 8'5")

Radiator. Upvc double glazed window. **Loft access**



BEDROOM TWO

3.68m x 2.79m (12'1" x 9'2")

Built-in wardrobes. Radiator.
Upvc double glazed window.



BATHROOM

Shower bath with mixer shower and screen. Handbasin and WC. Laminate flooring. Inset spotlights. Ladder radiator. Cupboard housing gas central heating boiler to radiators. Upvc double glazed window.

OUTSIDE:

Enclosed patio area. Resident parking facilities.



TENURE:

Leasehold
Maintenance: 999 years from 2008.
Approx £393 per month.