

## 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](http://www.dmaestateagents.co.uk)

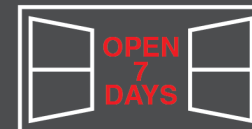
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# DMA

ESTATE  
AGENTS



40 DOLPHIN WAY, GRISTHORPE YO14 9PU



**Leasehold £75,000**

### FEATURES

- \* **Investment opportunity.**
- \* Detached two bedroom brick built holiday chalet.
- \* Located on Blue Dolphin Holiday Park.
- \* Upvc double glazed windows.
- \* Electric heating.
- \* Driveway parking.
- \* Gardens front, side and rear.
- \* **Sold with no onward chain.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Lounge. Kitchen. Bathroom.  
Separate WC. Two Bedrooms.  
OUTSIDE: Front, side and rear gardens. Drive to the side.

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



40 DOLPHIN WAY, GRISTHORPE

***Upvc Front Door to:***

**LOUNGE**

**3.60m x 3.17m (11'10" x 10'5")**

Fireplace. Upvc double glazed window.



**KITCHEN**

**2.41m x 1.62m (7'11" x 5'4")**

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall units. Built-in electric oven. Electric hob with extractor fan over. Integrated 'fridge. Upvc double glazed window.



*/ continued over*

**BEDROOM ONE**  
**2.87m x 2.76m** (9'5" x 9'1")

Upvc double glazed window.



**BEDROOM TWO**  
**3.25m x 2.00m** (10'8" x 6'7")

Upvc double glazed window.

**BATHROOM**

Bath with electric shower over.  
Handbasin. Extractor fan. Upvc  
double glazed window.



**SEPARATE WC**

Upvc double glazed window.



**OUTSIDE:**

Front, side and rear gardens. Driveway parking to the side.



**Council Tax Band**      **A.**

**TENURE:**

Leasehold:                            99 years from 1968.  
Ground Rent:                        £50.00 + VAT per annum.

**LOCATION:**

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.

**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 at the top of the road on the left.

**Viewing strictly by appointment only through DMA Estate Agents**