



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



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.



ESTATE AGENTS



56 SPRUCE RIDGE, BLUE DOLPHIN HOLIDAY CENTRE
GRISTHORPE BAY YO14 9PU



Leasehold £39,900

FEATURES

- * For second home / holiday use only.
- * Two bedroom detached lodge / mobile home.
- * Superb views over The Wolds.
- * Sleeps up to 6 people.
- * Sited on the Blue Dolphin Holiday Centre.
- * The property can be used from 1st march to 1st December.
- * The owner has use of all the on site amenities.
- * Gas (lpg) central heating to radiators.
- * Upvc double glazed windows.
- * Ensuite bathroom to master bedroom.
- * Parking.
- * Decking on two sides.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Lounge. Kitchen Area.
Two Bedrooms (one with Ensuite Shower Room).
Bathroom.

OUTSIDE: Decked terrace on two sides. Parking for one car.

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



SITE FEES: £3,800 per annum (includes council tax, water rates and use of all on site facilities (swimming pool, bar etc).

DIRECTIONS:

From the DMA follow the A165 towards Scarborough and turn right at the roundabout sign posted Blue Dolphin. Follow the road round. The holiday park is situated on the right hand side.

Side Door to:

LIVING ROOM / KITCHEN

6.47m x 4.82m (21'3" x 15'10")

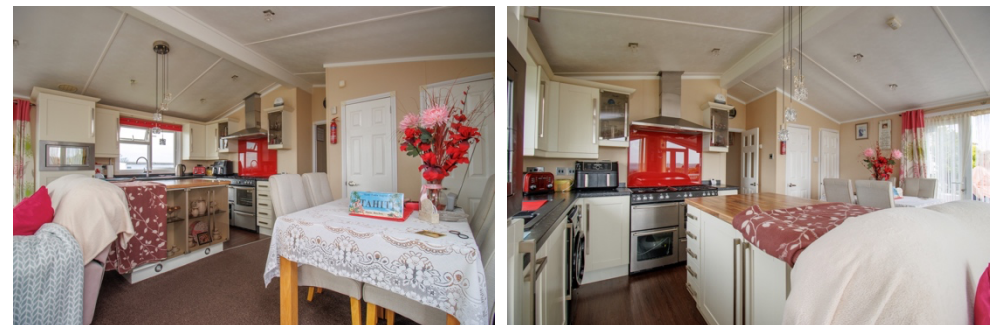
Living Area

Two Settees (one a bed settee). Table and chairs. Two radiators. **Wide double glazed windows with lovely views to The Wolds.**



Kitchen Area

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Integrated dishwasher, microwave, 'fridge / freezer and automatic washing machine. Built-in oven and gas hob with stainless steel extractor hood above. Cupboard housing gas central heating boiler. Upvc double glazed windows.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

BATHROOM

Bath, handbasin in vanity unit and wc. Upvc double glazed window.



BEDROOM TWO

2.99m x 2.36m (9'10" x 7'9")

Built in wardrobe. Radiator. Upvc double glazed window.



BEDROOM ONE

3.09m x 2.36m (10'2" x 7'9")

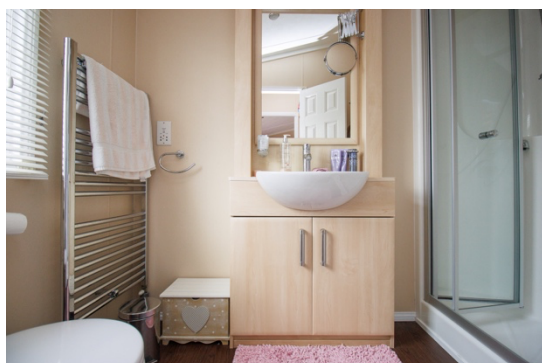
Radiator. Upvc double glazed windows.



OUTSIDE:

Decked terrace on two sides. Parking for one car.

Walk through wardrobe to:



Ensuite Shower Room

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

