



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

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COMMERCIAL
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ESTABLISHED 1992



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



Leasehold £25,500 OIRO

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.

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SITE FEES: £5,000 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.

Viewing strictly by appointment only through DMA Estate Agents

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.



/ 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")

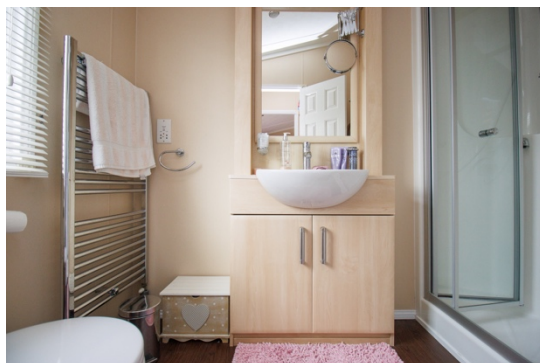
Radiator. Upvc double glazed windows.



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.

