

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

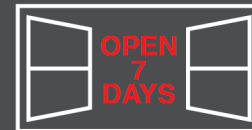
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



18 TRINITY WAY, THE BAY, FILEY YO14 9GL



**Leasehold £169,950**  
*(Sold fully furnished)*

### FEATURES

- \* **Ideal holiday home / Investment - with a strong history of holiday lets with revenue up to £23k pa and a responsive Facebook page of over 2k followers.**
- \* Two bedroom detached lodge.
- \* Located on this very popular holiday village just south of Filey.
- \* Easy access to the beach.
- \* The site facilities include spa, leisure complex with indoor heated pool, gym and tennis courts.
- \* A convenience store, pharmacy and public house.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Modern bathroom, ensuite and kitchen.
- \* Off street parking.
- \* **Sold with no onward chain.**
- \* **EPC Rating: C.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

INTERNAL:	Door to Hallway. Lounge, Kitchen and Dining Area.
OUTSIDE:	Two Bedrooms (one with ensuite Shower Room). Shower Room. Private terrace.

**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)

***Floor Plan:***



Total area: approx. 55.5 sq. metres (597.2 sq. feet)

Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.

**18 Trinity Way, The Bay**

18 Trinity Way, The Bay - continued

### JACK AND JILL' SHOWER ROOM

1.57m x 1.67m (5'2" x 5'6")

Corner shower cubicle with mixer shower. Handbasin in vanity unit and wc. Extractor fan. Electric towel radiator. Spotlights. **Door to the hallway and bedroom.**



### OUTSIDE:

Enclosed private terrace to the front with south facing aspect.

Council Tax Band **B.**

### TENURE:

Leasehold 999 years from 2018.  
Maintenance and ground rent: Approx £4,415.64 pa.

### DIRECTIONS:

Take the A165 from Filey towards Bridlington and The Bay is located on the left after about three miles, just after Primrose Valley. Proceed straight into the development onto The Parade. Take the first left onto Trinity way. The property is situated on the right hand side.

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

18 TRINITY WAY, THE BAY, FILEY

### Composite Front Door to:

### ENTRANCE HALL

Radiator. Upvc double glazed window.

**LOUNGE / KITCHEN / DINING AREA 3.81m x 5.86m (12'6" x 19'3")**

### Lounge Area

Log-effect burner in attractive fire surround. Radiator. **Upvc double glazed bifold doors to private terrace.**



### Kitchen / Dining Area

Inset white sink and drainer. Good range of modern base units with worktops over. Matching wall cupboards. Built-in oven and hob with extractor hood over. Built-in microwave. Integrated dishwasher, washing machine and 'fridge / freezer. Cupboard housing gas fired central heating boiler. Upvc double glazed window.



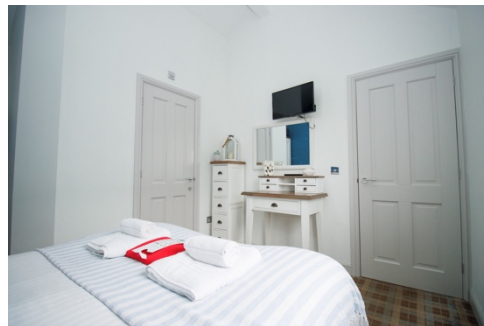
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**BEDROOM ONE**

**3.42m x 3.83m** (11'3" x 12'7")

Radiator. Porthole window.  
Upvc double glazed window.



**Door to:**

**ENSUITE**

**1.06m x 2.76m** (3'6" x 9'1")

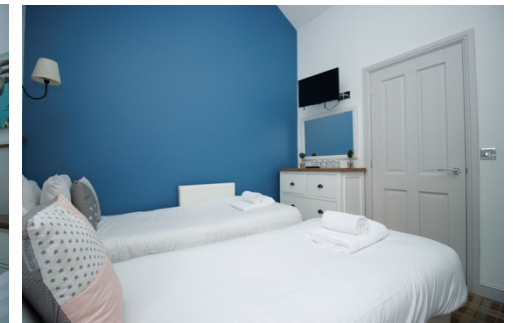
Tiled walk-in shower unit with mixer shower. Hand basin in vanity unit and wc. Extractor fan. Electric towel radiator. Upvc double glazed window.



**BEDROOM TWO**

**2.81m x 3.41m** (9'3" x 11'2")

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



**Door to:**

*/ continued over*