



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.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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**GREEN GABLES, 42 SUNRISE DRIVE
 THE BAY, FILEY YO14 9GF**



Leasehold £100,000
(Furniture negotiable)

FEATURES

- * Offers invited
- * Successful highly rated two bedroom first floor holiday apartment.
- * Ideal holiday home / investment property.
- * Located on a modern holiday village just south of Filey with easy access to the beach.
- * Two minutes walk from the main amenities.
- * On site facilities including spa leisure complex with indoor heated swimming pool, tennis court, public house, pharmacy and convenience store.
- * New central heating boiler.
- * Upvc double glazing. §
- * Modern fitted kitchen and shower room.
- * Off road parking.
- * Sold with no onward chain.
- * EPC Rating: C.
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal Front Door to Entrance Hall.

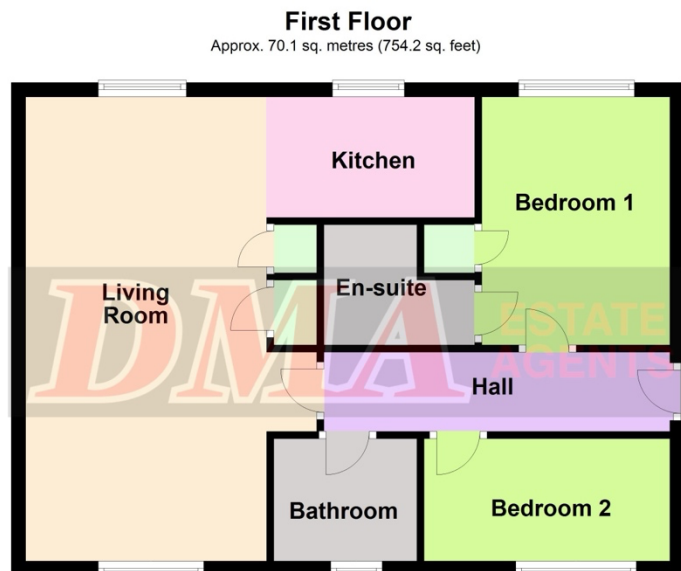
Stairs to:

FIRST FLOOR: Own Door to Hall. Open Plan Lounge / Diner. Kitchen. Two Bedrooms (one with en-suite shower room). Bathroom.

OUTSIDE: Communal gardens. Off road parking.

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

Floor Plan:



Total area: approx. 70.1 sq. metres (754.2 sq. feet)

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

42 Sunrise Drive, The Bay

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 turning right at the roundabout onto Sunrise Drive. Take the second turning on the left. The property is located in the right hand corner.

Communal Front Door to:

ENTRANCE HALL

Stairs to:

Own Door to:

ENTRANCE HALL

Radiator.



OPEN PLAN LOUNGE / DINER

6.45m x 3.35m (21'2" x 11'0")

Three radiators. Two upvc double glazed window.



Viewing strictly by appointment only through DMA Estate Agents

KITCHEN

2.79m x 1.98m (9'2" x 5'6")

Inset stainless steel sink and drainer. Modern maple effect base cupboards with worktops over. Matching wall cupboards. Electric hob with stainless steel extractor hood over. Built-in electric oven. Integrated 'fridge. Plumbing for automatic washing machine. Tiled walls.



ENSUITE

1.98m x 1.62m (6'6" x 5'4")

Walk-in shower cubicle. Handbasin and wc. Chrome towel radiator.



BEDROOM TWO

2.00m x 3.25m (5'7" x 10'8")

Radiator. Upvc double glazed window.



OUTSIDE:

Communal gardens. Off street parking.



BEDROOM ONE

3.45m x 2.61m (11'4" x 8'7")

Built-in wardrobes. Radiator. Upvc double glazed window. **Loft access.**



TENURE:

Leasehold: 999 years from 2008.
Maintenance: Approx £367pcm