



**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



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.

# DMA

ESTATE AGENTS



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:

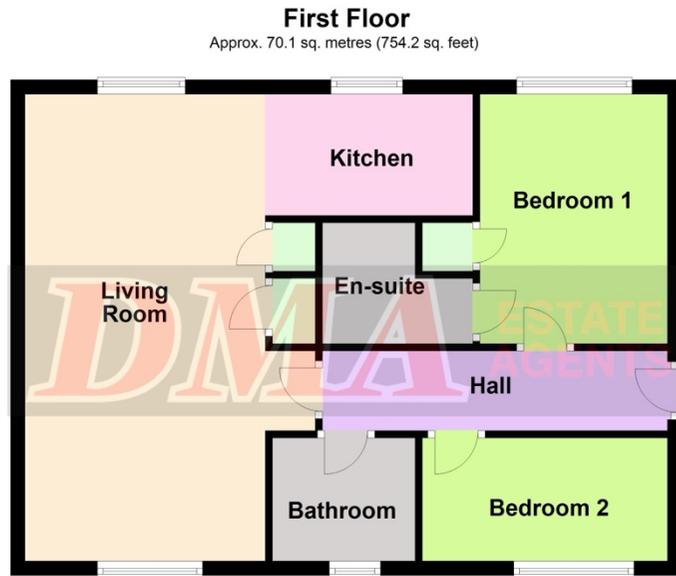
FIRST FLOOR: Own Door to Hall. Open Plan Lounge / Diner. Kitchen. Two Bedrooms (one with en-suite shower room). Bathroom.

OUTSIDE: Communal gardens. Off road parking.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://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 left at the roundabout onto Sunrise Drive. Take the first right onto Talisker Walk, turn right and right again. 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.



### BATHROOM

1.70m x 2.15m (5'7" x 7'1")

'P'-shaped bath with mixer shower over and screen. Handbasin and wc. Chrome ladder towel radiator. Extractor fan. Upvc double glazed window.

### BEDROOM ONE

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

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



### OUTSIDE:

Communal gardens. Off street parking.



### TENURE:

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