



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.

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Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON

www.dmaestateagents.co.uk

ESTABLISHED 1992



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78 SUNRISE DRIVE, THE BAY, FILEY YO14 9GF



Leasehold £160,000

FEATURES

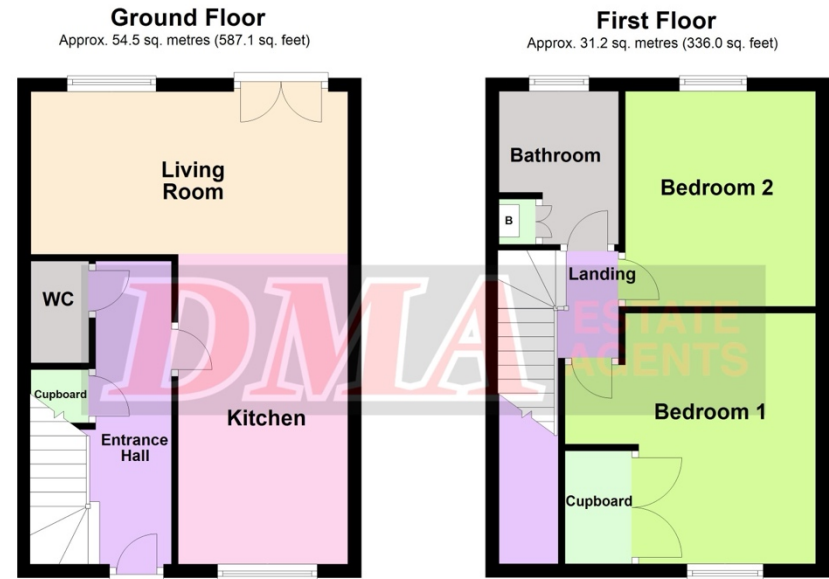
- * Ideal holiday home / investment property available fully furnished.
- * Two bedroom end of terrace house.
- * Located on a modern holiday village just south of Filey with easy access to the beach.
- * Situated on the stunning Yorkshire coast, The Bay is ideal for visits to all the areas of local interest including Scarborough, the North York Moors and York.
- * On site facilities include spa leisure complex with indoor heated pool, tennis court, public house, pharmacy and convenience store.
- * Gas central heating.
- * Upvc double glazed windows.
- * Sold with no onward chain.
- * EPC Rating: C.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Separate WC. Kitchen / Dining / Living Room.
FIRST FLOOR:	Two Bedrooms. Bathroom.
OUTSIDE:	Parking.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor plan:



Total area: approx. 85.8 sq. metres (923.2 sq. feet)

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

78 Sunrise Drive, The Bay, Filey

OUTSIDE:

Enclosed patio area. Resident parking facilities.



TENURE:

Leasehold 999 years from 2008.
Maintenance: Approx £393 per month.

DIRECTIONS:

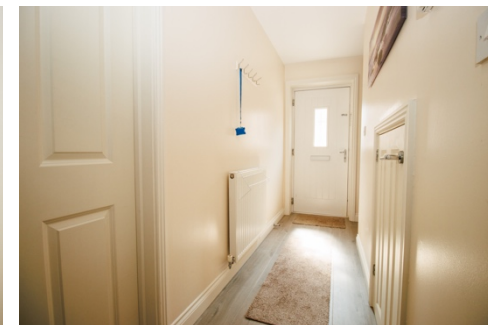
Take the A165 from Filey towards Bridlington and The Bay is located on the left after approximately three miles, just after Primrose Valley. Proceed straight into the development turning right at the roundabout onto Sunrise Drive. The apartment is located on the left hand side.

78 SUNRISE DRIVE, THE BAY, FILEY

Front Door to:

ENTRANCE HALL

Storage cupboard. Radiator.



CLOAKROOM

Handbasin and wc



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

L-SHAPED OPEN PLAN LOUNGE / DINER / KITCHEN

7.01m x 4.69m narrowing to 2.50m (23'0" x 15'5" narrowing to 8'3")

LOUNGE / DINER

Electric wall mounted 'living flame' effect fire. Two radiators. Upvc double glazed window. **Upvc patio doors to the garden.**



KITCHEN AREA

Inset stainless steel sink, vegetable sink and drainer. Good range of modern base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Electric hob with extractor hood over. Integrated dishwasher. Integrated undercounter 'fridge. Built-in eye level microwave. Plumbing for automatic washing machine. Spotlights. Upvc double glazed window.



FIRST FLOOR:

BEDROOM ONE

2.81m x 3.70m (9'3" x 12'2")

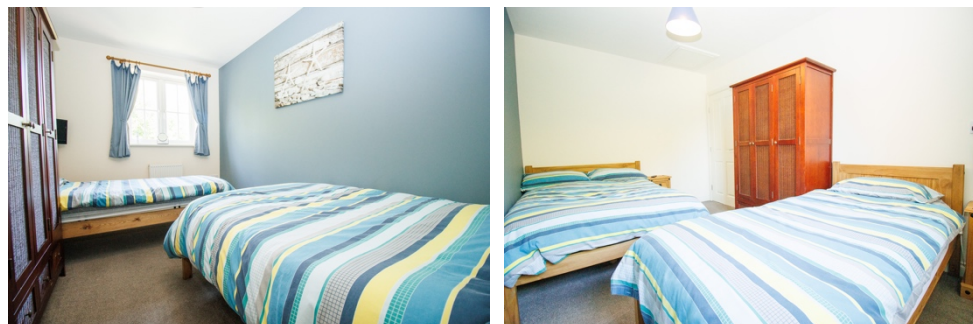
Fitted wardrobes. Radiator. Upvc double glazed window.



BEDROOM TWO

2.59m x 4.11m (8'6" x 13'6")

Radiator. Upvc double glazed window.



BATHROOM

P-shaped bath with mixer shower over. Handbasin and wc. Large airing cupboard housing gas combination boiler. Chrome towel radiator. Upvc double glazed window.

