



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
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



5 DOLPHIN WAY, GRISTHORPE YO14 9PU



Leasehold £69,000

FEATURES

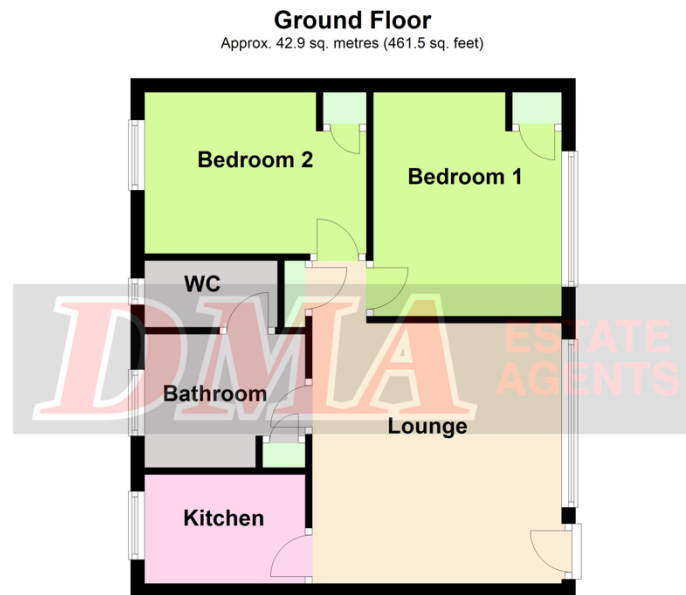
- * Ideal holiday home or investment opportunity.
- * Two bedroom semi-detached holiday chalet.
- * To be used for holiday purposes and suitable for cash buyers only.
- * Located on Blue Dolphin Holiday Park.
- * Upvc double glazing.
- * Raised decked area.
- * Driveway.
- * Open views over open countryside.
- * Sold with no onward chain.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Lounge. Kitchen. Two bedrooms.
Bathroom. Separate WC.
OUTSIDE: Patio area. Driveway.

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. 42.9 sq. metres (461.5 sq. feet)

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

5 Dolphin Way, Blue Dolphin, Gristhorpe

5 DOLPHIN WAY, GRISTHORPE

Upvc Rear Door to:

LOUNGE
3.74m x 3.15m (12'4" x 10'4")

Built-in cupboard. Upvc double glazed window.



KITCHEN
2.31m x 1.57m (7'7" x 5'2")

Inset stainless steel sink and drainer.
Base cupboards with worktops over.
Electric cooker point. Provision for
'fridge. Upvc double glazed window.

BATHROOM

2.29m x 1.47m (7'6" x 4'10")

Bath with electric 'Mira' shower over. Handbasin. Airing cupboard housing immersion heater. Fully tiled walls. Upvc double glazed window.



SEPARATE WC

Upvc double glazed window.

BEDROOM ONE

2.84m x 2.69m (9'4" x 8'10")

Built-in cupboard. Upvc double glazed window.



BEDROOM TWO

3.22m x 2.00m (10'7" x 6'7")

Built-in cupboard. Upvc double glazed window.



OUTSIDE:

Driveway. Decked area area.



Council Tax Band

A.

TENURE:

Leasehold:
Ground Rent:

99 years from 1968.
Approx £60 pa.

DIRECTIONS:

From Filey take the A165 road to Scarborough. Turn right at the roundabout signposted Blue Dolphin Holiday Camp and then take the second turning on the right into the holiday camp. Dolphin Way is immediately on the right and the chalet is located immediately on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents