



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.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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11 BLUE ANCHOR ROAD, THE BAY, FILEY YO14 9GG



Leasehold £170,000

FEATURES

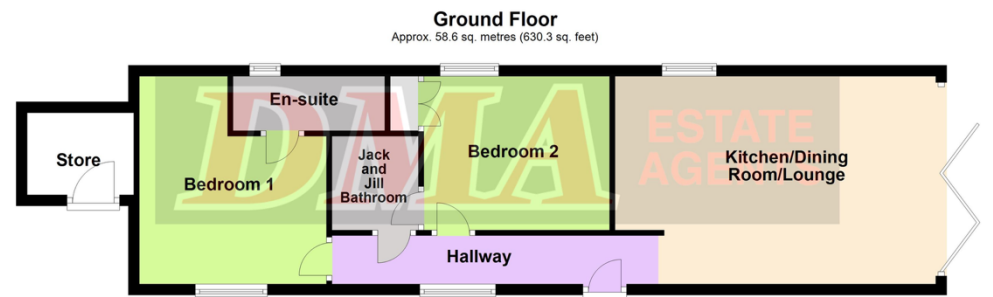
- * **Ideal holiday home/investment opportunity.**
- * Two bedroom detached lodge.
- * Located on this very popular holiday village just south of Filey.
- * Easy access to the beach.
- * The site facilities include spa, leisure complex with indoor heated pool, gym, tennis courts, a convenience store, 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 recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Door to Entrance Hall. Lounge, Kitchen and Dining Area.
	Two Bedrooms (one with ensuite Shower Room). Shower Room.
OUTSIDE:	Terrace and parking.

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



Total area: approx. 58.6 sq. metres (630.3 sq. feet)
11 Blue Anchor Road, The Bay



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. At the roundabout take the first exit onto Sunrise Drive. Take the second left onto Blue Anchor Road. The property is situated on the left hand side.

Viewing strictly by appointment only through DMA Estate Agent

11 BLUE ANCHOR ROAD, THE BAY, FILEY

Front Door to:

ENTRANCE HALL

Radiator. Upvc double glazed window.

LOUNGE / KITCHEN / DINING AREA

3.81m x 5.84m (12'6" x 19'2")

Kitchen / Dining Area

Inset white sink and vegetable sink and drainer. Modern base units with worktops over. Matching wall cupboards. Integrated 'fridge / freezer. Induction hob with extractor hob over. Built-in electric oven and microwave. Integrated dishwasher. Upvc double glazed window.



Lounge Area

Multi-fuel burner. Radiator. Porthole window. **Upvc double glazed bifold doors to decked area.**



/ continued over



MASTER BEDROOM

3.42m x 3.83m narrowing to 2.64m
(11'2" x 12'6" narrowing to 8'8")

Radiator. Porthole window. Upvc double glazed window.



ENSUITE

1.07m x 2.76m (3'6" x 9'2")

Shower unit with rainfall shower head. Handbasin in vanity unit and wc. Upvc double glazed window.



BEDROOM TWO

5.84m x 2.41m widening to 2.81m
(19'2" x 7'11" widening to 9'3")

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



Door to:



JACK AND JILL' SHOWER ROOM

1.6m x 1.6m (5'3" x 5'3")

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

OUTSIDE:

Enclosed private terrace and parking. **STORAGE 1.95m x 1.5m** (6'5" x 4'11")

