



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



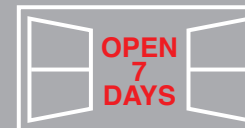
Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
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ESTABLISHED 1992



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12 SUNRISE DRIVE, THE BAY, FILEY YO14 9GF



Leasehold £79,950

FEATURES

- * One bedroom ground floor apartment.
- * **Located in 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 including spa leisure complex with indoor heated swimming pool, tennis court, public house, pharmacy and convenience store.
- * Modern kitchen and bathroom.
- * New gas central heating.
- * Upvc double glazing.
- * Car parking.
- * Communal gardens.
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

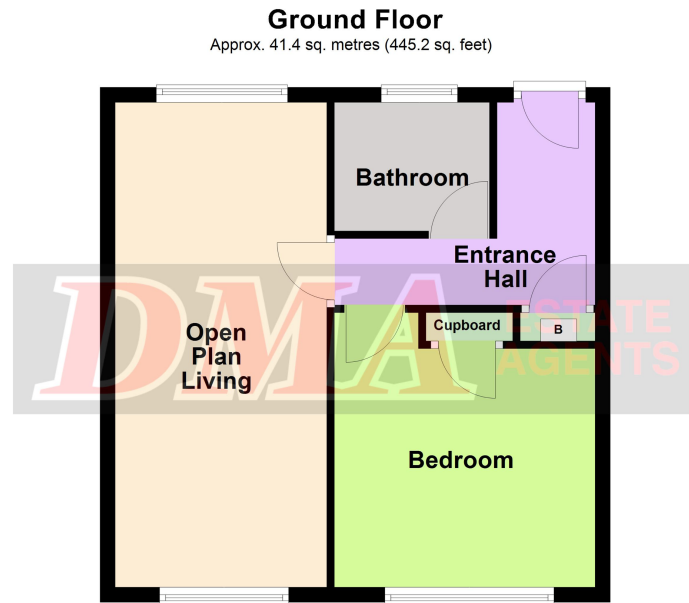
ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Hall. Own Door to Hall.
Open Plan Kitchen / Lounge / Diner. Bedroom. Bathroom.

OUTSIDE: Communal gardens. Parking.

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



Total area: approx. 41.4 sq. metres (445.2 sq. feet)
12 Sunrise Drive, The Bay, Filey

12 SUNRISE DRIVE, THE BAY, FILEY

Communal Front Door to:

COMMUNAL ENTRANCE HALL

Own Door to:

ENTRANCE HALL

Cupboard housing new boiler. Radiator.

LOUNGE / KITCHEN / DINER 6.45m x 2.82m (21'2" x 9'3")

Inset stainless steel sink and drainer. Modern base units with worktops over. Matching wall cupboards. Electric hob with extractor hood above. Built-in electric oven (*new*). Integrated 'fridge, dishwasher and automatic washing machine (*new*). Built-in microwave. Two radiators. Two upvc double glazed sash windows.

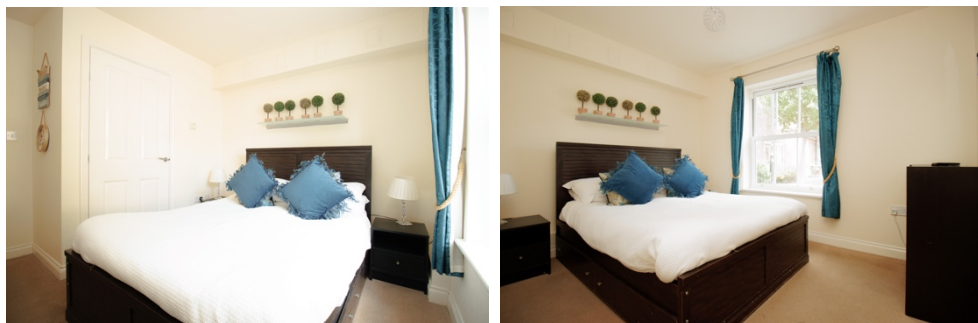


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BEDROOM

3.48m x 3.38m (11'5" x 11'1")

Large walk-in cupboard. Radiator. Upvc double glazed sash window.



BATHROOM

2.06m x 1.70m (6'9" x 5'7")

'P' shaped bath with shower over, handbasin and wc. Chrome towel radiator. Extractor fan. Upvc double glazed sash window.



OUTSIDE:

Communal gardens. Off road parking.



TENURE:

Leasehold	999 years from 2008.
Maintenance:	£357.45 per month.

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. Take the next left and then left into the car park. The entrance is situated in the far right corner.

Viewing strictly by appointment only through DMA Estate Agents