



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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www.dmaestateagents.co.uk
ESTABLISHED 1992



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53 DISCOVERY WAY, THE BAY, FILEY YO14 9GY



Leasehold £175,000
(Sold fully furnished)

FEATURES

- * Two bedroom detached lodge with views over the lake.
- * **Sold fully furnished.**
- * Located in a popular holiday village just south of Filey with easy access to the beach.
- * On site facilities including spa leisure complex with indoor heated swimming pool, tennis court, public house, pharmacy and convenience store.
- * Gas central heating.
- * Upvc double glazing.
- * Modern kitchen.
- * Ensuites to both bedrooms.
- * Ample parking.
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

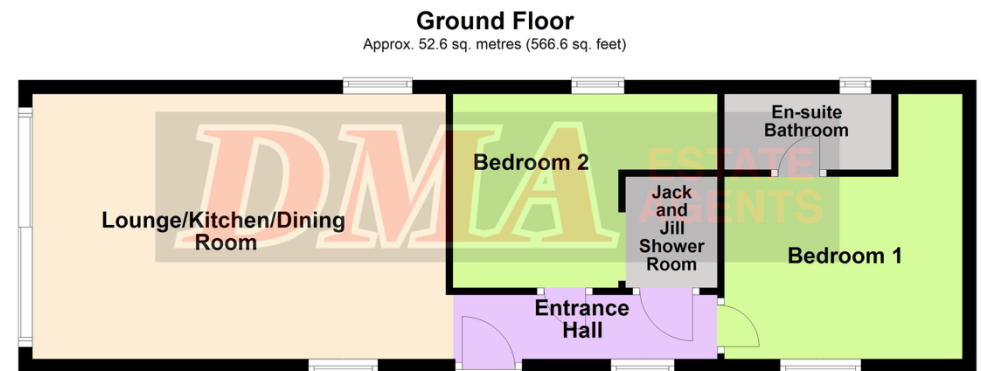
ACCOMMODATION IN BRIEF

INTERNAL: Door to Hallway. Lounge. Kitchen / Dining Area.
Two Bedrooms (both with Ensuites)

OUTSIDE: Decked area. Off street parking.

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



Total area: approx. 52.6 sq. metres (566.6 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

53 Discovery Way, The Bay, Filey



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 approximately three miles, just after Primrose Valley. Proceed straight into the development. Take the second turning on the right onto Woodspring Way. At the end of Woodspring Way continue through the barrier onto Discovery Way. Take the right hand turning at the junction and the property is situated near the end of the street on the left hand side overlooking the lake.

Upvc Side Door:

ENTRANCE HALL

Upvc double glazed window.

OPEN PLAN KITCHEN / LOUNGE / DINING AREA

5.76m x 3.68m (18'11" x 12'1")

Kitchen / Dining Area

Inset white ceramic sink, vegetable sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Electric hob with extractor hood over. Built-in electric oven. Integrated tall 'fridge / freezer, automatic washing machine and dishwasher. Cupboard housing 'Ideal' combination boiler. Laminate floor. Spotlights. Upvc double glazed window.



Lounge

Radiator. Feature porthole window. Upvc double glazed side window. **Upvc double glazed sliding doors to decked area.**



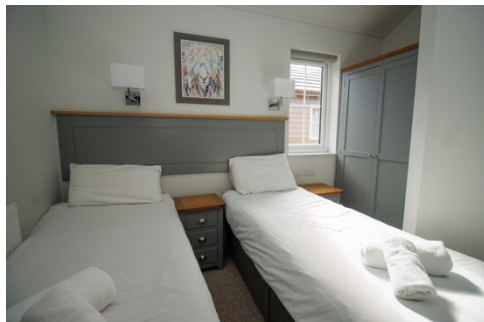
INNER HALL

Radiator.

BEDROOM TWO

3.35m x 2.66m (11'0" x 8'9")

Radiator. Upvc double glazed window.



JACK AND JILL SHOWER ROOM

1.57m x 1.62m (3'7" x 9'1")

Quadrant shower cubicle. Handbasin in vanity unit and wc. Inset spotlights. Chrome towel radiator.



BEDROOM ONE

3.70m x 3.47m (12'2" x 11'2")

Radiator. Upvc double glazed window.



ENSUITE SHOWER ROOM

1.60m x 1.60m (5'3" x 5'3")

Large walk-in shower cubicle with rain shower. Handbasin in vanity unit and wc. Inset spotlights. Chrome towel radiator. Upvc double glazed window.

OUTSIDE:

Decked area with views over the lake. Ample parking.

