







Sunrise Drive, Moor Road, Filey, YO14 9GF

- End Terrace House
- Open Plan Kitchen/Diner/Living Room
- Holiday Investment Opportunity
- Two Bedrooms
- EPC: C
- Communal Off Road Parking

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HERE TO GET *you* THERE

Asking Price £125,000

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DESCRIPTION

Hunters are delighted to bring to the market this beautifully presented two-bedroom end of terrace holiday home at The Bay Holiday Village in Filey. Currently used as a holiday let, it offers an appealing investment opportunity or coastal retreat.

The entrance hallway leads to a convenient ground-floor WC and a bright, open-plan kitchen, living and dining area. Tastefully decorated in soft coastal tones, the living space features attractive wood-effect flooring, comfortable seating and room for dining, creating a welcoming setting for relaxing or entertaining.

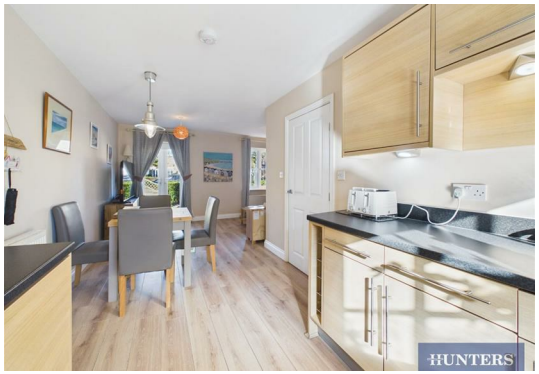
The fitted kitchen offers light wood-effect units, contrasting worktops and integrated appliances including an electric oven, built-in microwave and dishwasher. French double doors open onto the garden space, bringing natural light into the home and providing easy access to the outdoors.

Upstairs are two well-proportioned bedrooms, including a principal bedroom with built-in wardrobe storage. The family bathroom is fitted with a bath and shower facilities, wash basin, WC and heated towel rail. A useful utility cupboard provides additional storage.

Outside, the garden space includes a patio with outdoor seating, ideal for enjoying warmer days and dining alfresco. A communal car park is conveniently located close to the property.

The Bay offers a fantastic range of leisure facilities, including access to communal swimming pools, gyms, an arcade, bar and outdoor sports areas. Filey's sandy beach and picturesque coastal walks are also within easy reach. We have been advised that the property is leasehold with approximately 980 years remaining and it subject to an annual service charge of £4,500 per annum. We understand pets and holiday lets are allowed, but ASTs are not allowed.

With its attractive presentation, convenient location and holiday letting potential, this property is a wonderful opportunity to enjoy the Yorkshire coast.



















Viewings

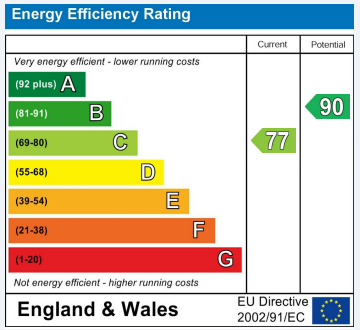
Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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