



Dolphin Way, Gristhorpe, Filey, YO14 9PU

- For Sale Via Modern Method Of Auction
- Two Bedrooms
- Blue Dolphin Holiday Park
- No Onward Chain
- EPC - F
- Detached Chalet
- Off Road Parking
- Buyer Fees Apply
- Subject To Reserve Price
- T&C's Apply

By Auction £55,000



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DESCRIPTION

Hunters are pleased to bring to the market this two-bedroom detached chalet located on the popular Blue Dolphin Holiday Park, offering an ideal opportunity for cash buyers seeking a holiday home, coastal retreat or investment purchase.

Occupying an enviable end position within the row, the property benefits from wrap-around outside space, creating additional privacy and outdoor seating areas to enjoy during the warmer months.

The accommodation briefly comprises a living room, fitted kitchen, two bedrooms and a walk in shower room.

Externally, the property also benefits from a driveway providing off-road parking, a valuable addition within the park. The chalet offers fantastic potential for those looking for an affordable second home by the coast or a holiday let investment opportunity.

Please note, this is a leasehold property with approximately 40 years remaining on the lease and is therefore suitable for cash buyers only. We have been advised there is an annual service charge of £120 and the property can only be used between March and November each year.

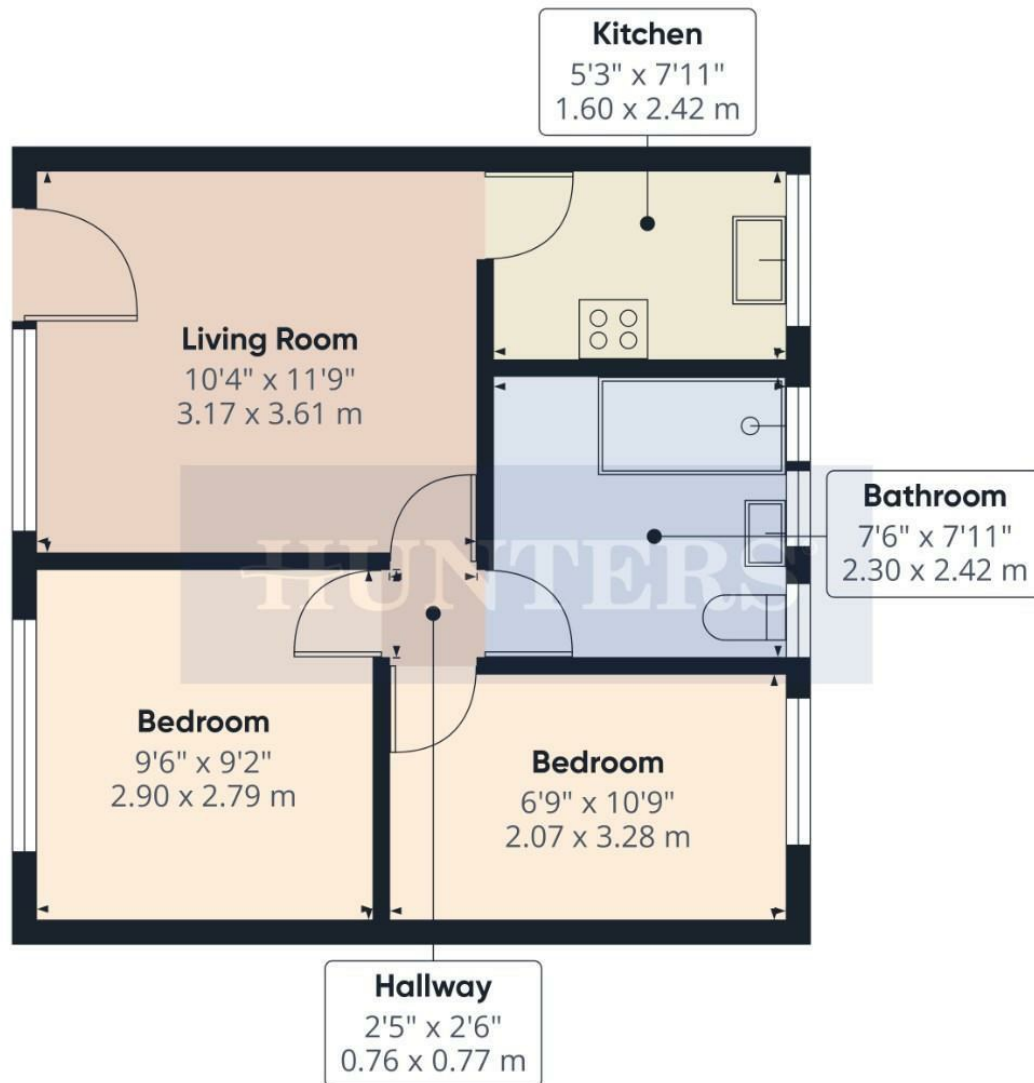
The property is available fully furnished if required, with all furniture, accessories and contents included within the sale, allowing purchasers to enjoy the property immediately.

Blue Dolphin Holiday Park is a well-known coastal holiday destination offering a range of on-site facilities and entertainment, while being conveniently positioned for access to nearby beaches, Filey and Scarborough. The surrounding coastline and countryside make this a fantastic base for enjoying everything the Yorkshire coast has to offer.

Early viewing is highly recommended to appreciate the position, potential and lifestyle on offer.







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.

HUNTERS

Approximate total area[®]
394 ft²
36.7 m²

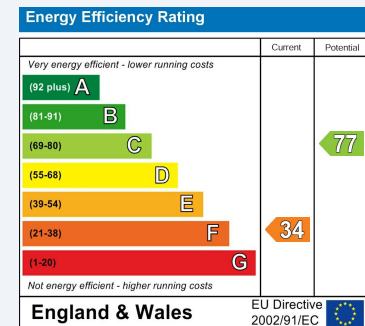
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.