



## The Parade, Moor Road, Filey, YO14 9GA

- Semi Detached House
- Three Bathrooms & Downstairs WC
- Situated on The Bay Holiday Village
- Three Bedrooms
- Rear Patio & Communal Gardens
- EPC Grade: TBC

**Asking Price £200,000**





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Hunters are delighted to bring to the market this deceptively spacious semi-detached holiday home, ideally positioned within the ever-popular The Bay Holiday Village.

Offering generous accommodation across two floors, this well-presented property has been lovingly maintained by the current owner and used solely as a private family holiday home, resulting in a property that remains in very good condition throughout.

The ground floor comprises a welcoming entrance hallway with WC, a spacious living room with an attractive angled bay providing excellent natural light, and a large open-plan kitchen and dining/living area to the rear, ideal for entertaining or relaxing after a day at the beach. The kitchen space offers ample room for dining and benefits from direct access onto the rear patio.



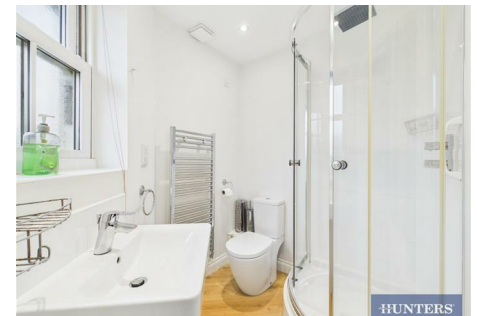
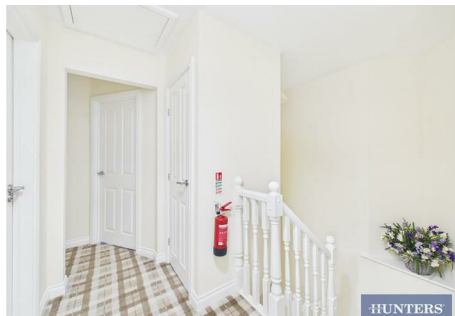
To the first floor are three bedrooms, including a particularly generous principal bedroom, along with two ensuite shower rooms and one house bathroom, providing flexible accommodation for families or visiting guests. The layout makes the property well suited to both personal use and holiday letting.

Externally, the property enjoys a private rear patio area with brick built BBQ and access through to the communal gardens. Communal parking is conveniently located close by.

The property is leasehold with approximately 980 years remaining and an annual service charge of £5,756.35. It is offered for sale fully furnished and with no onward chain, allowing for a smooth and straightforward purchase.

The Bay Holiday Village is a highly desirable coastal development with direct access to the beach and an excellent range of on-site facilities including a swimming pool, gym, sauna, tennis courts, pharmacy and a popular pub/restaurant. The development is well placed for easy access to Filey, Bridlington and Scarborough, making it perfectly positioned for enjoying the Yorkshire Coast.

This property would make a fantastic second home or holiday let investment. Viewing is highly recommended!



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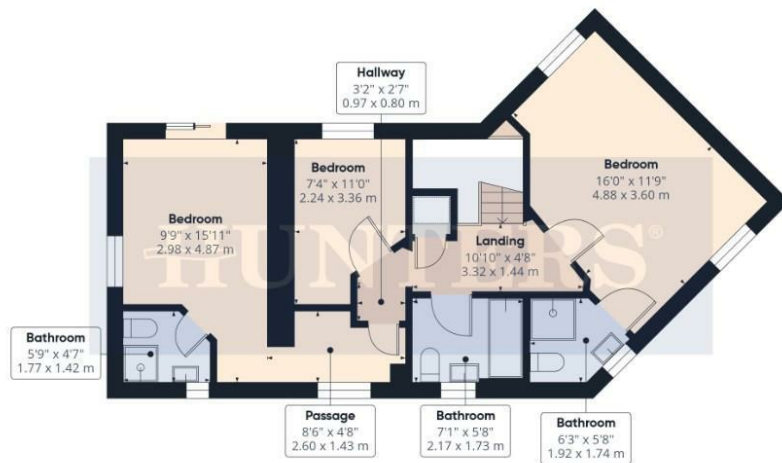


## HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



Ground Floor



Floor 1

### Viewings

Please contact [filey@hunters.com](mailto: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<sup>(1)</sup>

1183 ft<sup>2</sup>  
110 m<sup>2</sup>

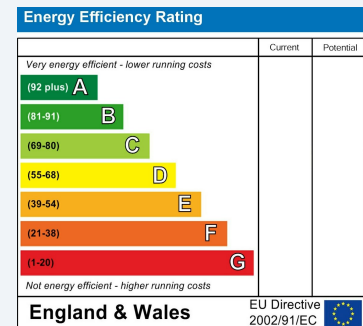
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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.