

## Turnberry Drive, The Bay, Filey, YO14 9GN

- For Sale Via Modern Method Of Auction
- Decked Seating Area
- Subject To Reserve Price
- EPC Grade - C
- Detached Lodge
- Beautiful Interior
- Perfect Holiday Home / Holiday Let
- Two Bedrooms
- Off Road Parking
- Buyer Fees Apply

**By Auction £120,000**



# Turnberry Drive, The Bay, Filey, YO14 9GN

## DESCRIPTION

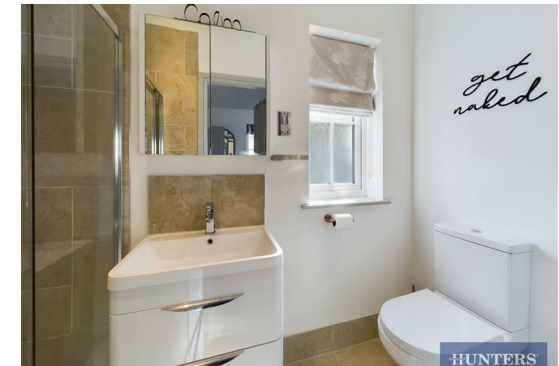
Hunters are pleased to bring to the market this beautifully presented holiday home located in a quiet area at The Bay Holiday Village near Filey. The Bay Holiday Village benefits from a wide range of facilities including a beauty room, gym, tennis court, shop, leisure complex and eateries whilst having direct access to the beach and only being a short drive to the nearby towns of Filey, Bridlington and Scarborough.

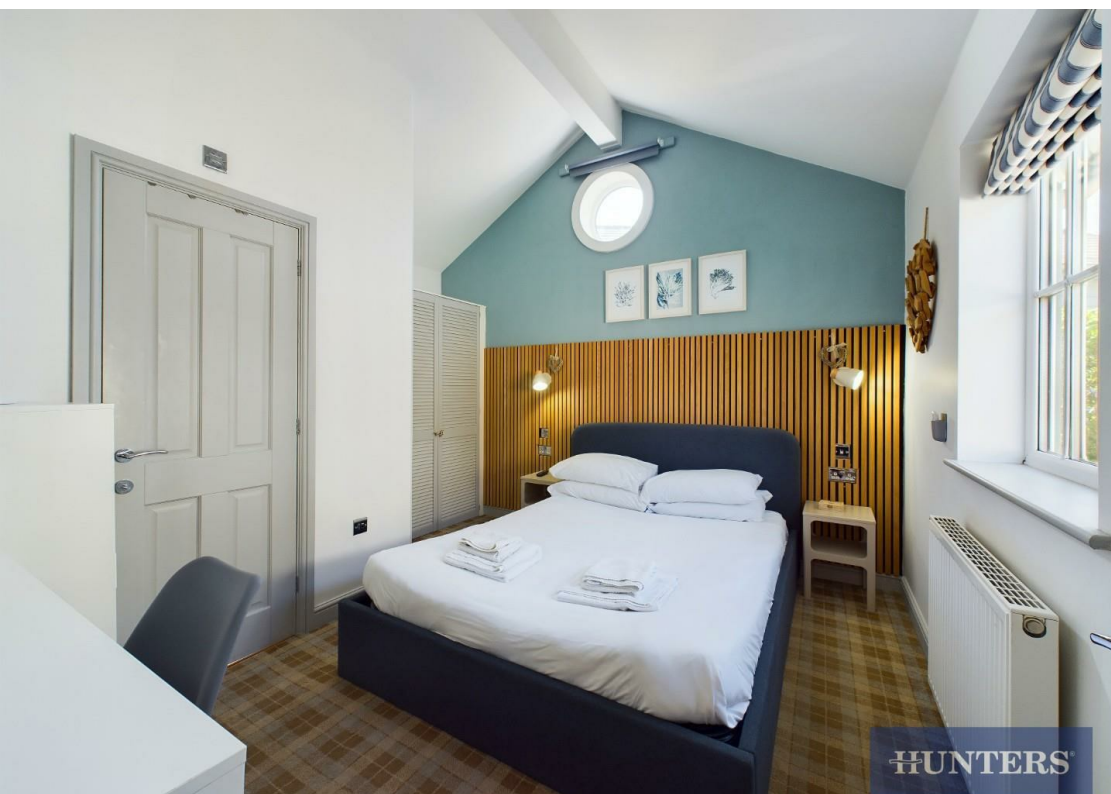
This spacious detached lodge features a stunning open plan living/kitchen area with a large opening door leading directly onto a lovely decked seating area to the front, creating a wonderful indoor and outdoor entertaining space. The living area offers a log burner, whilst the kitchen boasts modern wall and base units with integrated appliances including a fridge/freezer, dishwasher and electric oven and hob. This room truly is the heart of the home and offers a warm and welcoming space for all to enjoy.

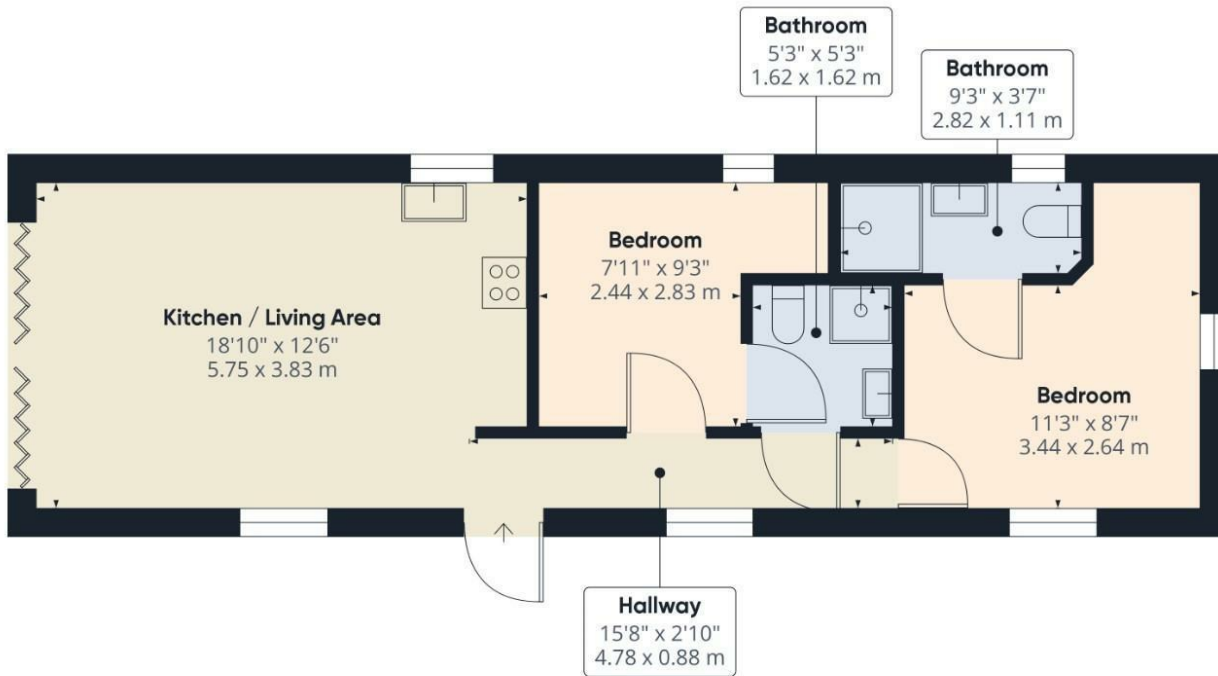
The lodge also benefits from two well-appointed and contemporary bedrooms. The main bedroom offers a modern ensuite complete with a shower unit, low level WC and vanity sink unit. There is also a convenient "Jack and Jill" bathroom accessed from the second bedroom and hallway, featuring a corner shower unit, low level WC and vanity sink unit. With two bedrooms and two bathrooms, the property provides an ideal layout for family and guests alike.

Externally, the property benefits from off-road parking to the side together with a handy EV charger. The property is leasehold with approximately 992 years remaining and an annual service charge of approximately £4,818.24. We understand pets and holiday lets are permitted, however AST's are not allowed.

Call the office now to arrange your viewing!







Approximate total area\*\*  
539.38 ft<sup>2</sup>  
50.11 m<sup>2</sup>

(1) Excluding balconies and terraces

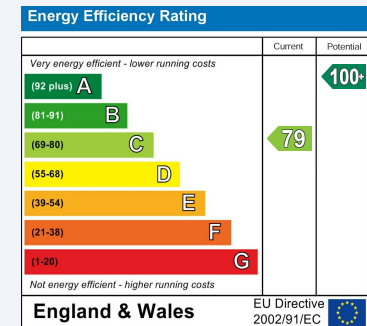
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

### 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.