



## Oyster Way, Moor Road, Filey

- Ground Floor Flat
- Ideal Holiday Home / Holiday Let
- One Bedroom
- EPC Grade - C
- The Bay Holiday Village

**Asking Price £65,000**

**Tenure: Leasehold**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Oyster Way, Moor Road, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this one bedroom ground floor apartment located on The Bay holiday resort, which has proved to be a successful holiday let. The Bay holiday village benefits from a wide range of facilities including a gym, beauty room, tennis court, shop, leisure complex and eateries with direct access to the beach.

The property comprises of a spacious open plan lounge, kitchen diner. The kitchen is fitted with modern wall and base units with an integrated oven, hob and microwave. There is a spacious bedroom with double doors leading out onto the patio. There is also a three piece bathroom suite.

The apartment has gas central heating and UPVC double glazed windows.

To the outside of the property is a patio area and a car park on a first come first serve basis.

Call the office today to arrange your viewing!

Tenure Type; Leasehold

Leasehold Years remaining on lease; 982

Leasehold Annual Service Charge Amount; Approx. £4,416.00

Leasehold Ground Rent Amount; included in the service charge.

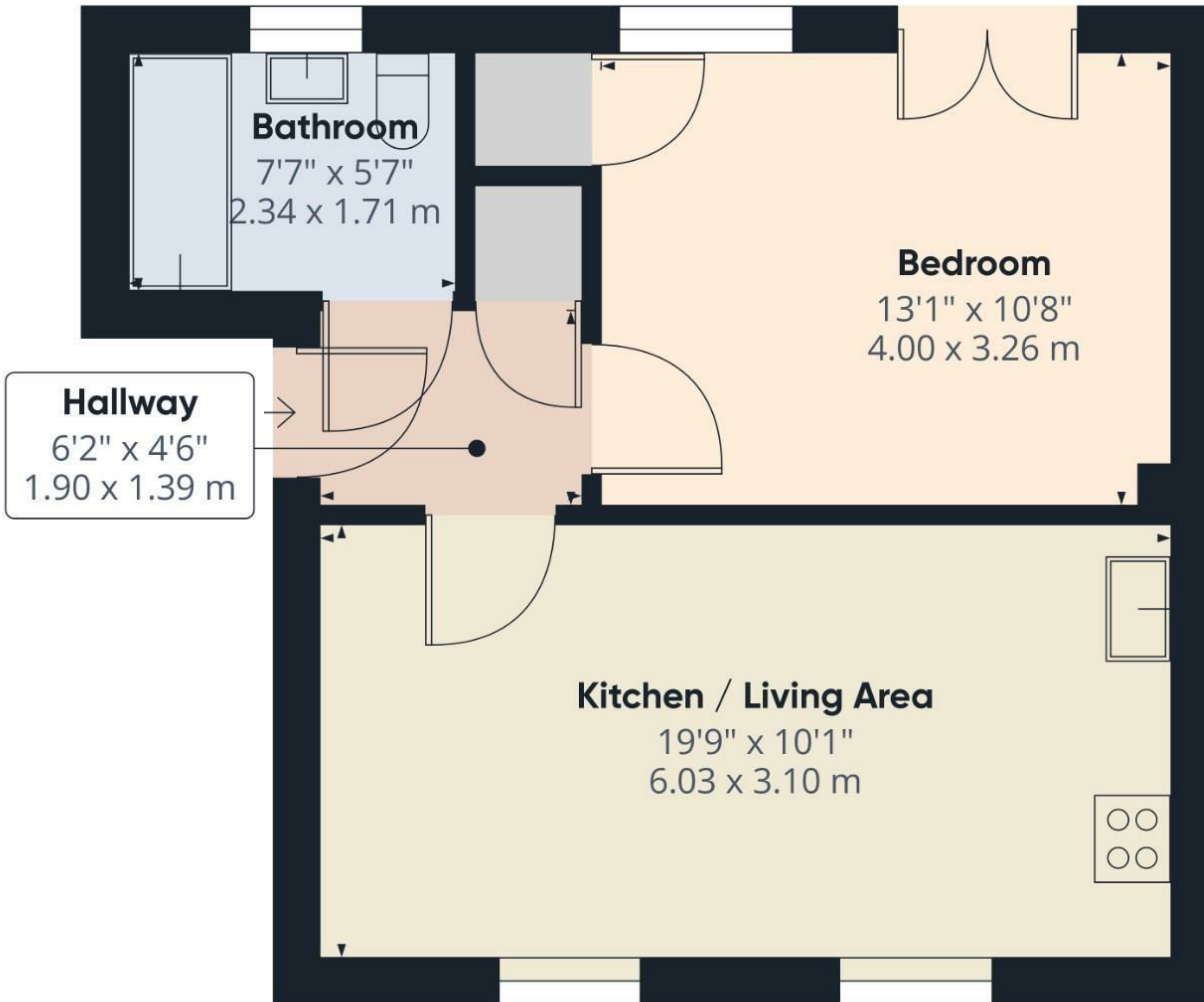
Council Tax Banding; exempt due to it being a holiday let - small business rates.

\*We understand pets are allowed. We also understand that holiday lets are allowed but not AST\*



## 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.



Approximate total area<sup>(1)</sup>  
436.78 ft<sup>2</sup>  
40.58 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.

GIRAFFE 360

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

### Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01723 338958 Email:  
filey@hunters.com <https://www.hunters.com>

