



## Tranquility Court, Moor Road, Filey, YO14 9GY

- Detached Lodge
- Perfect Holiday Home / Holiday Let
- Two Bedrooms
- EPC Grade - C
- Two Bathrooms

**Guide Price £170,000**



# Tranquility Court, Moor Road, Filey, YO14 9GY

## DESCRIPTION

Welcome to Tranquility Court, a charming property located on The Bay Holiday Village, near the picturesque town of Filey. The Bay holiday village benefits from direct access to the beach and many on-site facilities including a beauty room, gym, tennis court, leisure complex, shop, and eateries. This delightful two bedroom lodge offers a perfect blend of comfort and style, ideal for those seeking a peaceful retreat or lucrative holiday let investment.

As you step into the property, you are greeted by a cosy reception room, perfect for relaxing with family and friends. The two bedrooms provide ample space for a small family or guests, ensuring everyone has their own private sanctuary. With two bathrooms, morning routines will be a breeze, adding convenience to your well earned break away.

One of the standout features of this property is the serene surroundings it offers. Nestled in a tranquil location, you can enjoy the beauty of nature right at your doorstep. Whether you prefer a morning stroll or an evening of stargazing, Tranquility Court provides the perfect setting for it all.

Parking is made easy with space available, ensuring you never have to worry about finding a spot after a long day out. There is also the benefit of a decked balcony which is perfect for sitting out and enjoying the sun.

We believe the property to be leasehold with 982 years remaining on the lease. The annual service charge is approximately £4,412.04 and we understand that both pets and holiday lets are allowed. AST is not permitted.

Don't miss the opportunity to make Tranquility Court your new holiday home / holiday let. Embrace the peaceful lifestyle it offers and create lasting memories in this charming detached lodge.







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Approximate total area<sup>(1)</sup>  
542.75 ft<sup>2</sup>  
50.42 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.

GIRAFFE360

### Viewings

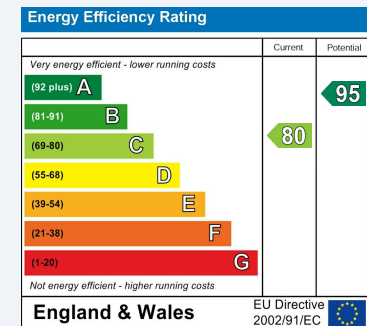
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.