



The Parade, The Bay, Filey

- First Floor Apartment
- Two Bathrooms
- Ideal Holiday Home / Holiday Let Investment

- Two Bedrooms
- Communal Gardens & Parking
- EPC Grade - B

Offers Over £70,000

Tenure: Leasehold

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The Parade, The Bay, Filey

DESCRIPTION

Hunters are pleased to present this spacious two bedroom, two bathroom first floor flat situated on The Bay Holiday Resort which is currently being used as a successful holiday let. The Bay Holiday Village benefits from a wide range of facilities including a beauty room, gym, tennis court, shop, leisure complex and eateries with direct access to the beach!

Upon entering the property, you are greeted by a spacious entrance hall which provides access to two well-appointed bedrooms, one of which offers a convenient ensuite shower room. There is a modern family bathroom with shower over bath, low level WC and sink with pedestal. The property also boasts a spacious open plan lounge/diner/kitchen which is a perfect space for spending time with family and friends. The kitchen boasts wall and base units, integrated fridge/freezer, microwave, washer/dryer and electric oven and hob.

Externally this property has access to both communal gardens and parking. We understand the property to be leasehold with 972 years remaining and an annual service charge of approximately £4,520.00. We believe pets and holiday lets are permitted, but AST is prohibited.

This property would make a fantastic holiday home or holiday let investment, and we would encourage an internal viewing to appreciate all this property has to offer.



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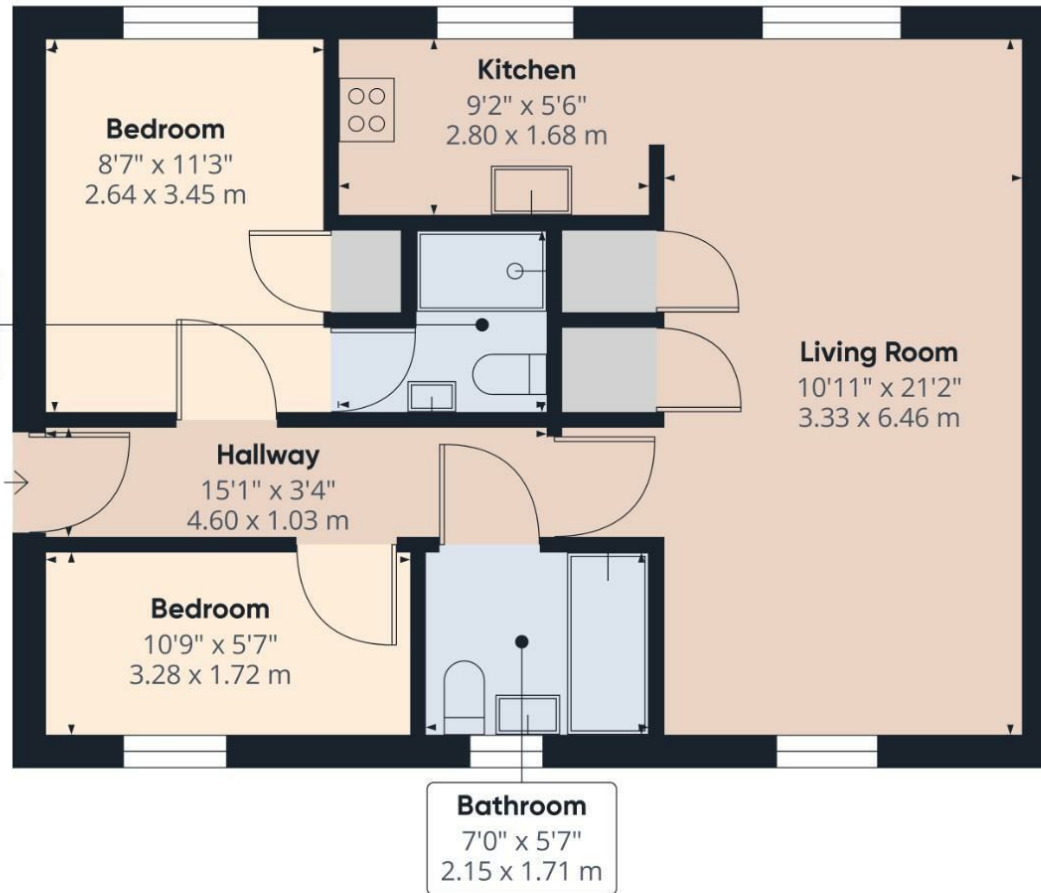
Council Tax: Exempt

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Approximate total area⁽¹⁾
598.8 ft²
55.63 m²



(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

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.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



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

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