



HUNTERS®



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

- For Sale Via Modern Method of Auction
- Two Bedrooms
- Private Decking
- Modern Interior
- Detached Lodge
- Subject to Reserve Price
- Buyer Fees Apply
- EPC -C

By Auction £140,000

**HUNTERS®**  
HERE TO GET *you* THERE

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

## DESCRIPTION

This exquisite detached lodge is offered to the market with two double-bedrooms, en-suite and modern interior.

Located on The award-winning Bay Holiday village this property would make a fantastic investment opportunity or second home. The Bay offers its residents an abundance of onsite amenities including a beauty room, gym, tennis court, leisure complex, shop, and eateries. Along with direct access to the beach this property is not one to miss!

This property consists of an open plan living, dining and kitchen area with integral appliances and log burning stove. As you walk through the lodge you are welcomed with a double bedroom with inbuilt storage, family shower room and Master bedroom benefiting from an en-suite with walk in shower, low flush WC and wash hand basin.

We understand this property to be leasehold with 982 left on the lease. We believe the annual service charge to be approx £4,404.00. We understand that pets and holiday lets are allowed but AST is not permitted.

Call the office now to arrange a viewing!







Approximate total area<sup>(1)</sup>  
550.29 ft<sup>2</sup>  
51.12 m<sup>2</sup>

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

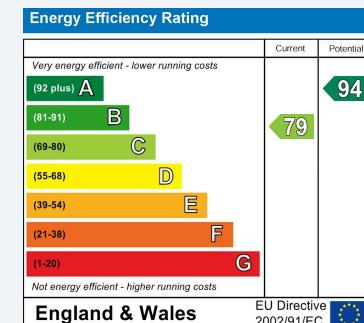
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.