

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blue Anchor Road

Moor Road, Filey, YO14 9GG

Offers Over £180,000



18 Blue Anchor Road enjoys a generously sized location on the ever popular Bay holiday complex with all the facilities of the resort and the award winning Filey beach within a short walk. The south facing beach house overlooks the Boules court, providing a very high standard of accommodation whether for holiday use or as an investment property.



- Holiday Lodge
- 2 Bedrooms
- Leasehold

- EPC - C
- Council Tax - TBC



### Lounge Kitchen and Dining

19'5" x 12'7" (5.92 x 3.84)

UPVC bifold doors to the front south facing aspect with decked patio area, UPVC Windows to side aspects, Wood style flooring, Feature fireplace with wood burner stove, radiator, range of wall and base units, roll top work surfaces, splash back, integrated dishwasher, fridge freezer and washing machine/tumble dryer, sink and drainer, electric hob and oven, extractor hood, combi boiler, TV point, telephone point and power sockets.

### Master bedroom and ensuite shower room

12'7" x 11'1" (3.84 x 3.4)

UPVC window to side aspect, radiator, TV point and sockets, fully carpeted, power points. Ensuite with fully tiled wet room area, UPVC window to side

aspect, low flush WC, wash hand basin with vanity unit, shaver point and extractor fan.

### Bedroom two

10'7" x 9'1" (3.23 x 2.79)

UPVC window to side aspect, fitted wardrobes, radiator, TV point and power sockets.

### Jack and Jill ensuite

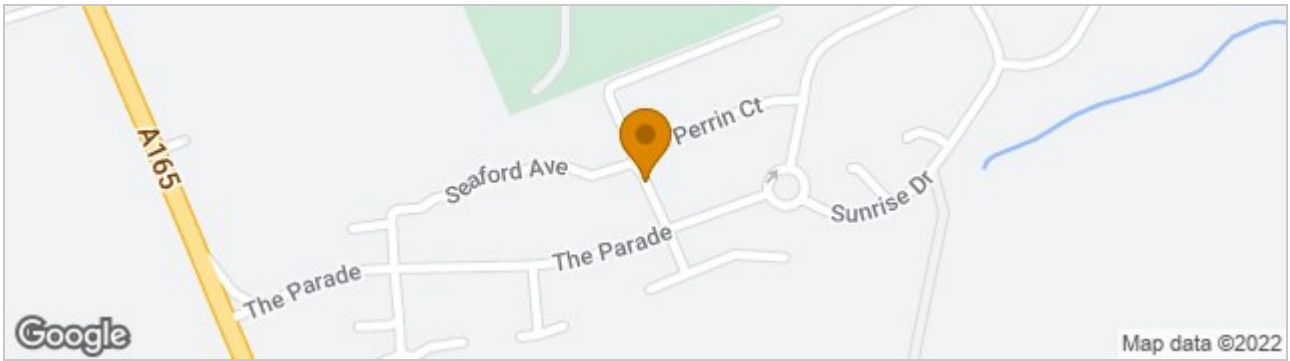
Fully tiled shower cubicle, UPVC window to side aspect, low flush WC, wash hand basin with vanity unit, shaver point and extractor fan.



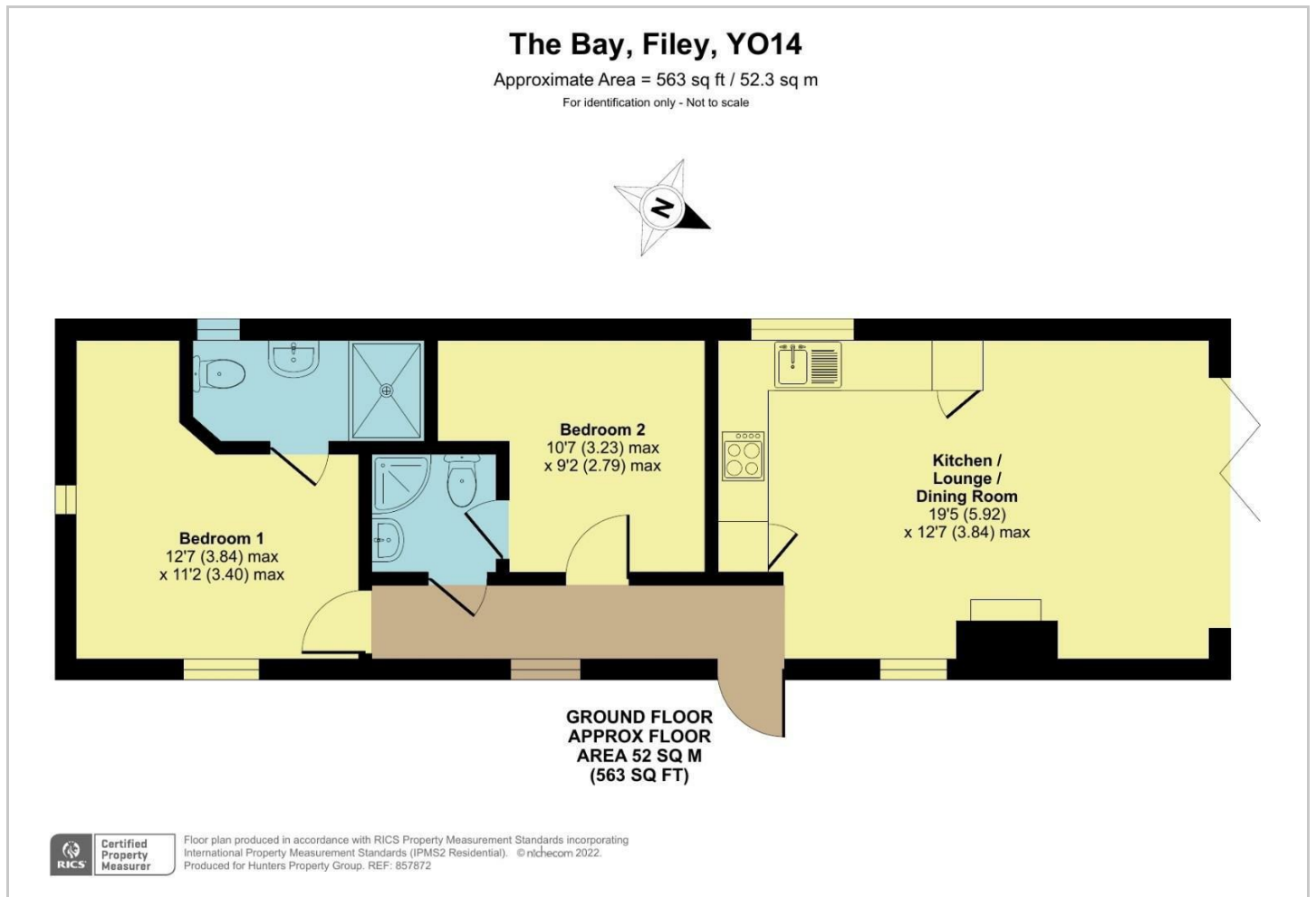




## Road Map



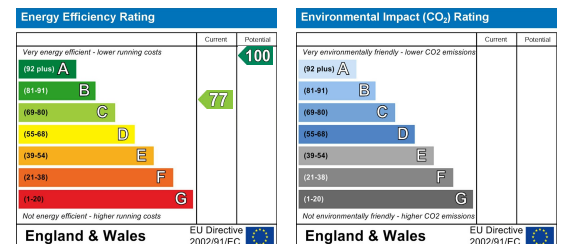
## Floor Plan



## 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.

## Energy Efficiency Graph



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.