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Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

10 good reasons to choose DMA

* *Open 7 days a week.*
* *Filey's longest established family run independent estate agency.*
* *Prompt efficient friendly service.*
* *360° virtual tours and floor plans.*
* *Free advertising: no sale - no charge.*
* *Free no obligation market valuation.*
* *Free accompanied viewing.*
* *Dedicated sales progression.*
* *Prominent town centre location.*
* *Modern walk-round self selection display.*

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Ombudsman www.oea.co.uk

Proprietors: David Mansfield ATTON FNAEA. Samantha ADDISON
www.dmaestateagents.co.uk
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NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

10 TALISKER WALK, THE BAY, FILEY YO14 9GH



Leasehold Offers Over £132,000

FEATURES

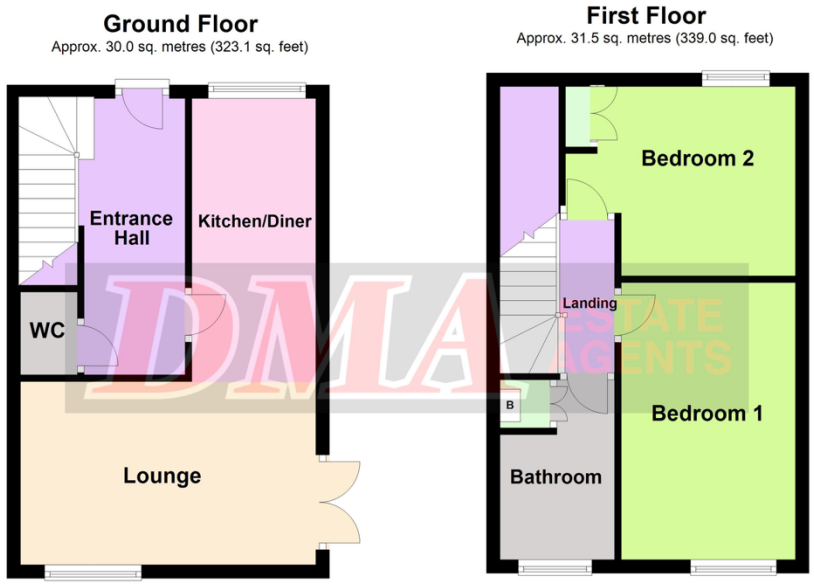
* **Ideal holiday home / investment property available fully furnished.**
* Two bedroom end of terrace house.
* **Located on a modern holiday village just south of Filey with easy access to the beach.**
* Situated on the stunning Yorkshire coast, The Bay is ideal for visits to all the areas of local interest including Scarborough, the North York Moors and York.
* On site facilities include spa leisure complex with indoor heated pool, tennis court, public house, pharmacy and convenience store.
* Gas central heating.
* Upvc double glazed windows.
* Enclosed patio area.
* **No onward chain.**
* **EPC Rating: C.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Separate WC. Kitchen / Dining / Living Room.
FIRST FLOOR:	Two Bedrooms. Bathroom.
OUTSIDE:	Parking space. Patio area.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Total area: approx. 61.5 sq. metres (662.2 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

10 Talisker Walk, The Bay, Filey

DIRECTIONS:

Take the A165 from Filey towards Bridlington and The Bay is located on the left after approximately three miles, just after Primrose Valley. Proceed straight into the development turning left at the roundabout. Talisker Walk is the first turning on the right and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:



ENTRANCE HALL

Laminate flooring. Radiator. Understairs cupboard.



DOWNSTAIRS WC

Handbasin and WC. Laminate floor. Extractor fan.

KITCHEN / DINING AREA
3.00m x 1.83m (9'10" x 6'0")



Inset stainless steel sink. Modern base cupboards and worktops over. Matching wall cupboards. Built-in electric oven and hob with extractor fan over. Integrated 'fridge, dishwasher and microwave. Laminate flooring. Radiator. Inset spotlights. Upvc double glazed window. ***Open to:***

/ continued over




LIVING AREA
4.67m x 2.64m (14'4" x 8'10")

Laminate flooring. Radiator. Upvc double glazed window. ***Upvc double glazed patio doors.***




FIRST FLOOR:

BEDROOM ONE **4.09m x 2.56m** (13'5" x 8'5")

Radiator. Upvc double glazed window. ***Loft access***




BEDROOM TWO
3.68m x 2.79m (12'1" x 9'2")

Built-in wardrobes. Radiator. Upvc double glazed window.





BATHROOM

Shower bath with mixer shower and screen. Handbasin and WC. Laminate flooring. Inset spotlights. Ladder radiator. Cupboard housing gas central heating boiler to radiators. Upvc double glazed window.

OUTSIDE:

Enclosed patio area. Resident parking facilities.



TENURE:

Leasehold 999 years from 2008.
Maintenance: Approx £393 per month.

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