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10 good reasons to choose DMA

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* *Prompt efficient friendly service.*
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* *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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Proprietors: David Mansfield ATTON FNAEA. Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

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NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

25 DOLPHIN WAY, GRISTHORPE YO14 9PU



Leasehold £70,000
(Sold fully furnished)

FEATURES

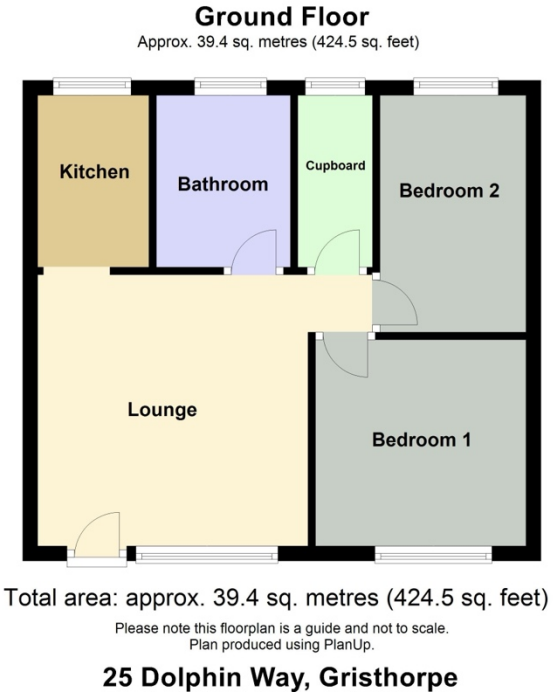
* **Ideal investment opportunity.**
* **Currently run as a successful holiday let.**
* Detached two bedroom brick built holiday chalet.
* Well presented throughout.
* Located on the Blue Dolphin Holiday Park.
* Upvc double glazing.
* Electric heating.
* Modern kitchen and shower room.
* Driveway parking.
* Patio area.
* **EPC Rating: F.**
* **Sold with no onward chain.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Front Door to Lounge. Kitchen. Shower Room. Two Bedrooms.
OUTSIDE:	Patio area. Drive to the side.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



DIRECTIONS:

From Filey take the A165 road to Scarborough. Turn right at the roundabout signposted Blue Dolphin Holiday Camp and then take the second turning on the right into the holiday camp. Dolphin Way is immediately on the right and the chalet is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

LOUNGE **3.14m x 3.63** (10'4" x 11'11")

Laminate flooring. Electric heater. Upvc double glazed window with vertical blinds.





KITCHEN
2.31m x 1.49m (7'7" x 4'11")

Inset black sink and drainer. Base cupboards with worktops over. Matching wall units. Built-in electric oven. Electric hob with stainless steel extractor hood over. Provision for low level 'fridge. Upvc double glazed window with vertical blinds.



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SHOWER ROOM

Shower cubicle with mixer shower. Handbasin in vanity unit and wc. Tiled walls. Airing cupboard housing immersion heater. Storage cupboard. Upvc double glazed window with venetian blind.



BEDROOM ONE **2.81m x 2.76m** (9'3" x 9'1")

Laminate flooring. Electric heater. Upvc double glazed window with vertical blinds.







BEDROOM TWO
3.17m x 1.95m (10'5" x 6'5")

Laminate flooring. Electric heater. Upvc double glazed window with vertical blinds.

OUTSIDE:

Driveway parking to the side. Patio area. Communal grounds.







TENURE:

Leasehold:	99 years from 1968.
Ground rent:	Approx £50pa plus VAT

LOCATION:

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.

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