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Saturday	9 am	to	2 pm
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10 good reasons to choose DMA

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* *Dedicated sales progression.*
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* *Modern walk-round self selection display.*

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Ombudsman www.oea.co.uk

OFT Approved code

NAEA Estate Agents

Proprietors: David Mansfield ATTON FNAEA. Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

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DMA ESTATE AGENTS

OPEN 7 DAYS

2 SEAFORD AVENUE, THE BAY, FILEY YO14 9GS



Leasehold £137,000

FEATURES

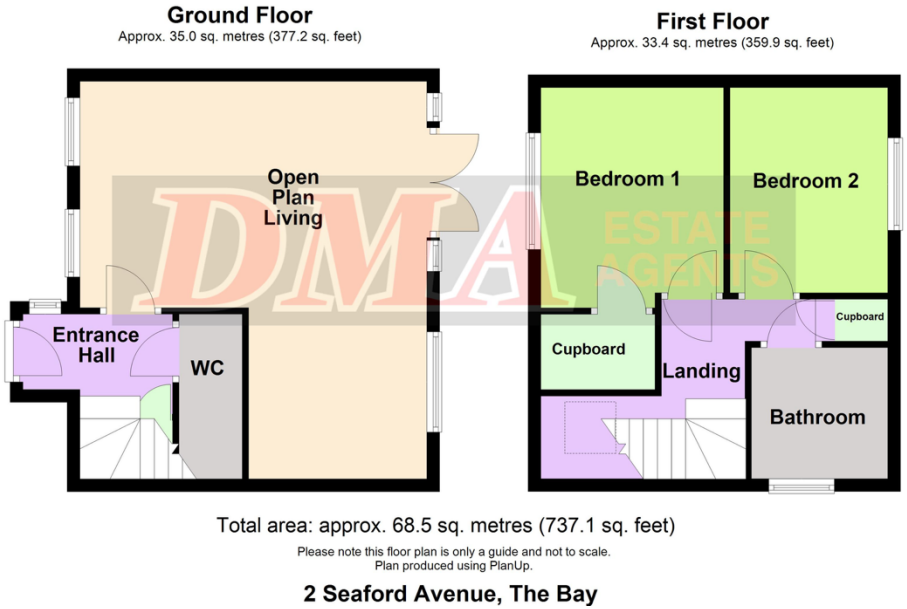
* **Ideal holiday home / investment property available fully furnished.**
* Two bedroom end of terrace house.
* **Located on a modern holiday village just south of Filey with easy access to the beach.**
* Situated on the stunning Yorkshire coast, The Bay is ideal for visits to all the areas of local interest including Scarborough, the North York Moors and York.
* On site facilities including spa leisure complex with indoor heated swimming pool, tennis court, public house, pharmacy and convenience store.
* Gas central heating (new boiler in 2020).
* Recently refurbished modern kitchen with new appliances.
* Upvc double glazed windows.
* Patio area and small garden.
* **Sold with no onward chain.**
* **EPC Rating: C.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Separate WC. Open Plan Kitchen / Dining / Living Room.
FIRST FLOOR:	Two Bedrooms. Bathroom.
OUTSIDE:	Patio area and small garden. Off road parking.

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



Total area: approx. 68.5 sq. metres (737.1 sq. feet)

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

2 Seaford Avenue, The Bay

TENURE:

Leasehold	999 years from 2010.
Maintenance:	Approx £411.00 per month.

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. Take the first turning on the left onto Hudson Road and follow the road round to the right onto Seaford Avenue. The property is located right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:



ENTRANCE HALL

Laminate flooring. Radiator. Understairs cupboard.

OPEN PLAN KITCHEN / DINER / LOUNGE **6.24m x 5.43m** (20'6" x 17'10")

KITCHEN

Inset stainless steel sink, vegetable sink and drainer. New modern base cupboards with worktops over. Matching wall cupboards. Gas hob with extractor fan over and built-in oven (new in 2024). Integrated 'fridge, dishwasher and built-in microwave (new in 2023). Laminate floor. Radiator. Inset spotlights. Upvc double glazed window.





LOUNGE / DINING AREA
4.67m x 2.64m (14'4" x 8'10")

Laminate floor. Radiator. Two upvc double glazed windows. ***Upvc double glazed double doors to patio area with a further two upvc double glazed side windows.***



/ continued over





BEDROOM TWO
3.22m x 2.469m (10'7" x 8'1")

Radiator. Upvc double glazed window.



DOWNSTAIRS WC
2.59m x 0.99m (8'6" x 3'3")

Handbasin and wc. Laminate floor. Extractor fan. Radiator.





BATHROOM

Bath with rain shower over and screen. Handbasin and wc. Laminate floor. Chrome towel radiator. Upvc double glazed window.

FIRST FLOOR:

LANDING

Cupboard housing combination boiler (new in 2020). ***Loft access.***



BEDROOM ONE
3.55m x 2.61m (11'8" x 8'7")

Walk-in closet. Radiator. Upvc double glazed window.

OUTSIDE:

Patio area and small garden. Off road parking.



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