

OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	3 pm
Sunday and Bank Holidays	12 noon	to	2 pm



10 good reasons to choose DMA

- * Open 7 days a week.
- * Prompt efficient service.
- * Coloured photographic details.
- * Free advertising: no sale - no charge.
- * Filey's locally owned independent estate agency.
- * Free market valuation.
- * Free accompanied viewing.
- * Computerised mailing list.
- * Prominent town centre location.
- * Modern walk-round self selection display.

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SALES

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AGENTS

COMMERCIAL
SALES



Proprietors: **David Mansfield ATTON FNAEA.** **Elaine ATTON**
Gavin Ashley Mansfield ATTON MNAEA.
www.dmaestateagents.co.uk
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DMA

ESTATE
AGENTS



11 DOLPHIN WAY, GRISTHORPE BAY YO14 9PU



Leasehold £55,000

FEATURES

- * **Ideal for investment or holiday home.**
- * Semi-detached two bedroom brick built **holiday chalet.**
- * **Lovely open views to the front.**
- * Located on the Blue Dolphin Holiday Park.
- * Upvc double glazed windows.
- * Driveway to the side.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door. Lounge. Kitchenette. Bathroom.
Two Bedrooms.
OUTSIDE: Driveway to the side.

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

Upvc Door to:

LOUNGE

3.61m x 3.21m (12'0" x 10'6")

Upvc double glazed window with lovely views.

KITCHENETTE

2.34m x 1.58m (7'8" x 5'3")

Stainless steel sink and drainer. Base cupboards with worktops. Wall cupboards.
Electric cooker point. Upvc double glazed window.

BATHROOM

Bath with electric shower over, handbasin and wc. Airing cupboard with immersion heater.

BEDROOM ONE

2.74m x 2.81m (9'0" x 9'3")

Upvc double glazed window with lovely views.

BEDROOM TWO

3.20m x 1.95m (10'6" x 6'5")

Upvc double glazed window.

OUTSIDE:

Driveway to the side.

Council Tax Band A.

FOR HOLIDAY PURPOSES ONLY - WE UNDERSTAND FROM SCARBOROUGH BOROUGH COUNCIL PLANNING DEPARTMENT THAT THIS PROPERTY MAY ONLY BE OCCUPIED FOR HOLIDAY USE AND CANNOT BE USED AS PERMANENT ACCOMMODATION.

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.

Viewing strictly by appointment only through DMA Estate Agents