

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



globrix.com



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.

RESIDENTIAL
SALES

DMA ESTATE
AGENTS

COMMERCIAL
SALES

Proprietors: David Mansfield ATTON FNAEA. Elaine ATTON

Gavin Ashley Mansfield ATTON MNAEA.

www.dmaestateagents.co.uk

ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



43 DOLPHIN WAY, GRISTHORPE BAY YO14 9PU



Leasehold £67,500
(sold furnished and equipped)

FEATURES

- * **Ideal second home or investment property.**
- * Two bedroom detached **holiday** bungalow.
- * **Good views to the front towards the Wolds.**
- * Located close to Filey on the Blue Dolphin Holiday Park.
- * Upvc double glazed windows and front door.
- * Upvc fascias.
- * Electric night storage heating.
- * Drive to the side.
- * Block paved patio area.
- * Viewing is recommended.
- * **Not available for permanent occupancy.**

ACCOMMODATION IN BRIEF

INTERNAL: Upvc Door to Lounge. Kitchenette. Two Bedrooms.
Bathroom.

OUTSIDE: Drive to 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

3.73m x 3.12m (12'3" x 10'3")

Electric night storage heater. Wall lights. **Upvc double glazed window with excellent views to the front towards the Wolds.**

KITCHENETTE

2.39m x 1.57m (7'10" x 5'2")

Inset beige sink, vegetable sink and drainer. Modern base cupboards with worktops. Wall cupboards. Built-in electric oven. Electric hob with extractor hood over. Fridge. Electric panel heater. Upvc double glazed window.

BEDROOM ONE

2.74m x 2.92m (9'0" x 9'7")

Electric night store heater. **Upvc double glazed window with excellent views.**

BEDROOM TWO

3.28m x 2.08m (10'9" x 6'10")

Electric panel heater. Upvc double glazed window.

BATHROOM

Corner bath with electric shower over, handbasin and wc. Electric panel radiator.

OUTSIDE:

Drive to the side.

Council Tax Band A.

TENURE:

Lease: 99 years from 1968.
Ground Rent: £97 pa plus vat.

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 at the end of the road on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents