



4 The Bay Calverts Croft, Moor Road, Filey YO14 9HP  
Offers In The Region Of £185,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED HOUSE
- IDEAL HOLIDAY HOME/INVESTMENT
- LEISURE FACILITIES INCLUDING POOL & GYM
- DIRECT ACCESS TO THE BEACH
- CLOSE PROXIMITY TO FILEY, SCARBOROUGH & BRIDLINGTON

THIS PROPERTY HAS BEEN SOLD PRIOR TO MARKETING, IF YOU WOULD LIKE A VALUATION ON YOUR PROPERTY PLEASE CONTACT US ON 01723352235

CPH are delighted to bring to the market this THREE DOUBLE BEDROOM, TWO BATHROOM DETACHED HOUSE situated in the popular BAY HOLIDAY VILLAGE. This property offers a DRIVEWAY, PAVED SEATING AREA, DIRECT ACCESS TO THE BEACH and MODERN OPEN PLAN LIVING/KITCHEN/DINER.

The Bay, Filey is an award winning development of some 900 holiday cottages, apartments and beach houses situated on the Yorkshire Coast. The seaside resorts of Filey and Bridlington are within a few miles with Scarborough around 10miles further. The development offers a number of facilities including leisure complex with swimming pool and fitness suite, café, pub, tennis/archery facilities and direct access down to the beach below.

The property on offer is a three double bedroom detached house comprising; open plan lounge/dining/kitchen area with double doors leading to the external paved seating area, fitted kitchen with built in appliances such as microwave, oven & hob, dishwasher and fridge freezer. The property also offers one ground floor double bedroom and WC, Two further double bedrooms on the first floor with the master benefitting from an en-suite shower room and a further modern three-piece house bathroom. Gas central heating is installed together with double glazing, a log burner and double patio doors which lead to your very own paved seating area overlooking communal gardens. Externally the property also benefits from off-street parking. A most attractive modern home which could appeal to an investor looking to generate a regular income from holiday let's or as a second home.

The Bay is located on the A165 Scarborough to Bridlington Road with the resorts of Filey, Bridlington and Scarborough within a few miles.





## ACCOMODATION

### GROUND FLOOR

Entrance Hall  
11'1" x 37'0" max

Kitchen/Living Area  
9'4" x 24'0" max

WC  
3'2" x 4'11" max

Bedroom 2  
8'4" x 11'10" max

Landing  
3'5" x 8'2" max

Bedroom 3  
8'3" x 11'10" max

Bathroom  
11'0" x 7'3" max

Bedroom 1  
11'11" x 9'9" max

En-suite  
7'6" x 2'6" max

### Externally

To the rear of the property lies a low maintenance paved seating area which includes brick BBQ. To the side of the property lies a private board walk entrance. To the front of the property lies a single parking space.

Details Prepared  
AB040324



Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G	
Current		
Potential		

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not energy efficient - higher running costs	(1-20) G	
Current	80	
Potential	89	

