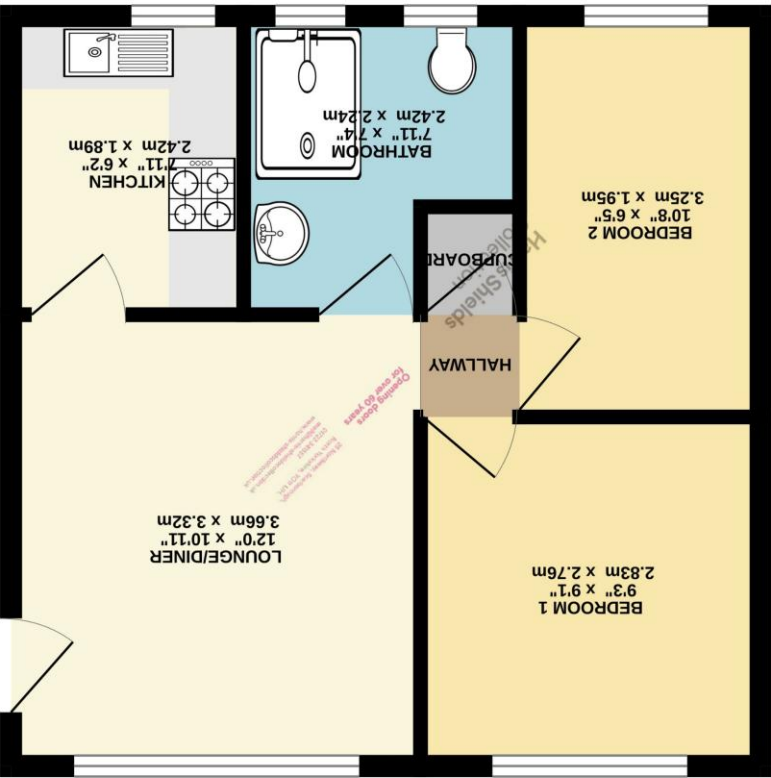


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Microsoft 2020



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



9 Dolphin Way, Gristhorpe, Filey, YO14 9PU

Harris Shields
Collection

A two bedroom semi detached bungalow.

- ✓ Semi Detached Bungalow
- ✓ Two Bedrooms
- ✓ Driveway & Outside Area
- ✓ No Onward Chain
- ✓ Cash Buyers Only
- ✓ 58 Years Leasehold
- ✓ In Blue Dolphin Holiday Park

Asking Price £65,000

Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough North Yorkshire, YO11 1JH

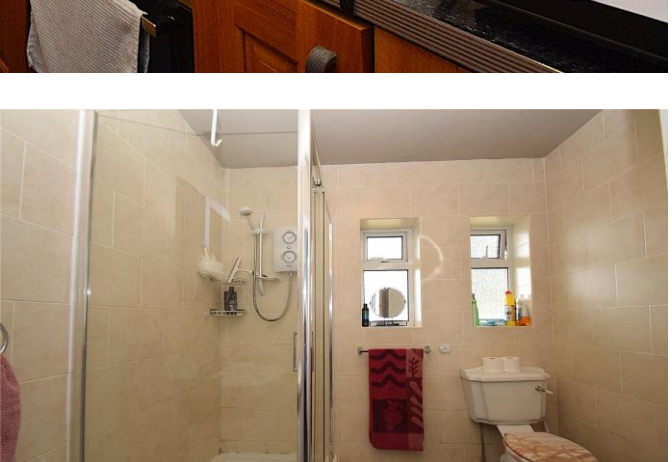
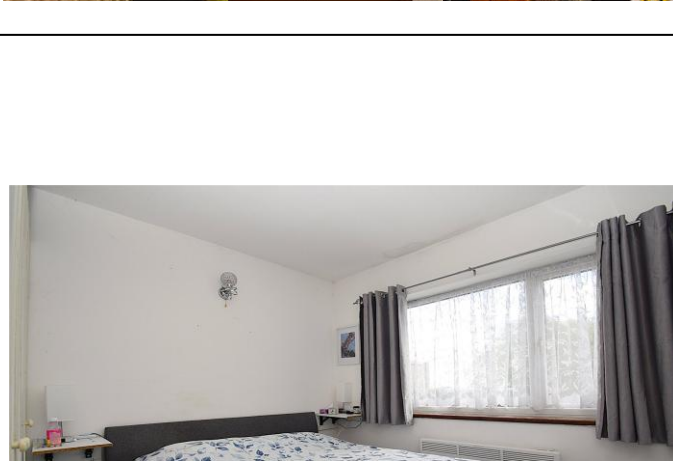
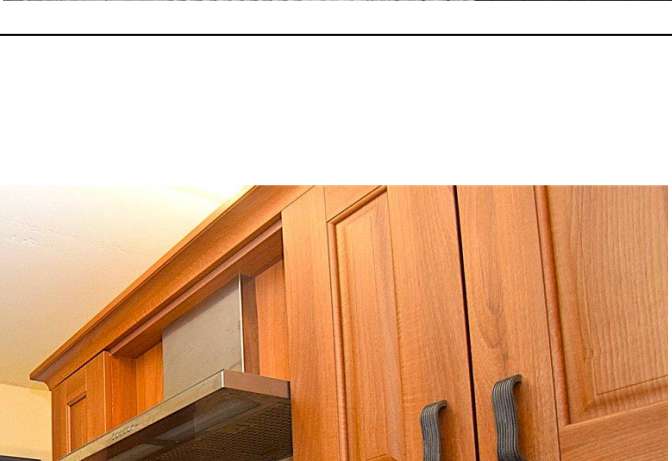
01723 341557
mail@harris-shieldscollection.uk
<https://harris-shieldscollection.uk/>

Description
Offered for sale with no onward chain, this two-bedroom semi-detached bungalow is situated on the popular Blue Dolphin Holiday Park near Filey. Available to cash buyers only, the property is for holiday use only and presents an excellent opportunity for those seeking a coastal retreat or a holiday let investment. The accommodation benefits from uPVC double glazing and electric heating, allowing comfortable use throughout the year. Briefly comprising a lounge, fitted kitchen, two bedrooms and a shower room, the bungalow also enjoys an outside decked seating area, driveway providing off-street parking, and a pleasant position within the park. The property is held on a 58-year lease, with an annual ground rent of £50.00. We are advised the property has the potential to generate an income of approximately £400–£500 per week as a holiday let, subject to occupancy and management. Early viewing is highly recommended to appreciate the location and investment potential on offer.

Whilst the property has approximately 58 years remaining on the lease, it still represents excellent value when compared to a freehold property.

Additional Information

Council tax band A



Opening doors
for over 60 years

Harris Shields
Collection