

The Dotterel Cottage, Holiday Let

Hunmanby Rd, Reighton, Filey YO14 9RT

Two Bedroom detached bungalow near Filey & Scarborough. 10% Return on Investment. Holiday let



- Two bedrooms
- Open plan
- Great ROI
- Detached
- Private garden
- Private parking
- Close to local pub



SUMMARY

The Dotterel Cottage is a detached two bedroom bungalow that is licensed for a holiday let Offering a fantastic return of 10% based on a 60% occupancy rate for 29 weeks of the year.

The property rents out at £145 a night, and can easily be rent more frequently than calculated

LOCATION

The Dotterel Cottage is five miles south of Filey and six miles north of Bridlington, sitting on the roundabout of the A165 – the main coastal road between Scarborough and Bridlington spanning the length of the 'Yorkshire Heritage Coast'.

The Dotterel Cottage is located on the main access road for entry to, or exit from the northern tip of 'Flamborough Headland Heritage Coast' Popular holiday resorts such as Primrose Valley, Reighton Sands Blue Dolphin are close by, as are the popular tourist attractions of Flamborough Head



INTERNAL DETAILS

Lounge/ Diner 14.2m x 4.9m

Lovely large open plan living and dining space with patio doors leading to the garden

Kitchen 3.4m x 3.0m

Open plan with the large open space of the living, dining kitchen area

Fully fitted

Master Bedroom 4.9m x 2.9m

Good sized double bedroom, the width of the property, could have more beds and used as a family room with a double and bunkbeds



Double Bedroom 3.4m x 2.9m
Double bedroom next to the bathroom

Bathroom 2.3m x 2.3m
Fully fitted bathroom with shower and bath

EXTERNAL
The dotterel cottage has a private garden

FIXTURES AND FITTINGS
All fixtures and fittings not personal to our client are included in the sale.



TENURE

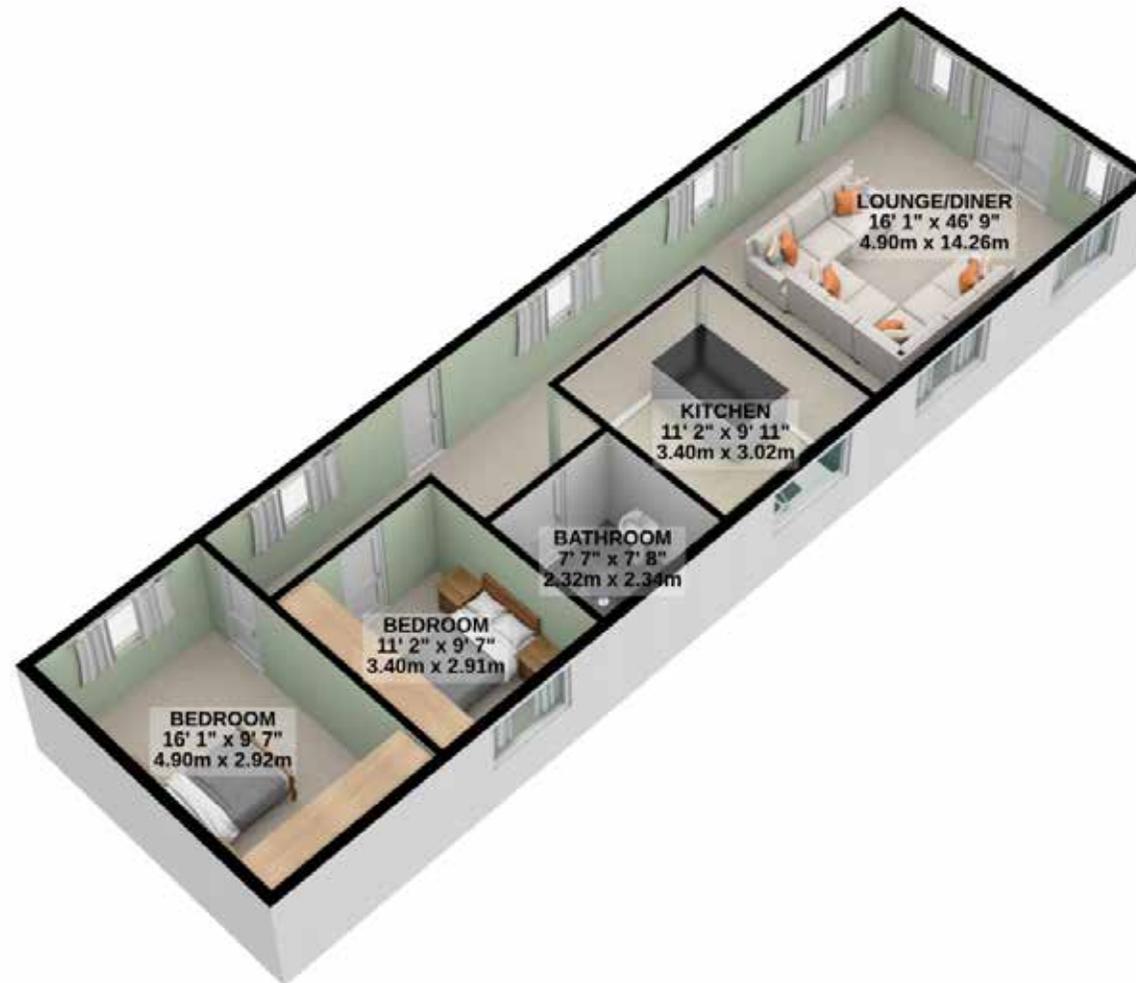
The Dotterel Cottage is offered as a freehold property for 'Offers Over £200,000'

CAR PARKING

The cottage has parking for two cars



GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.

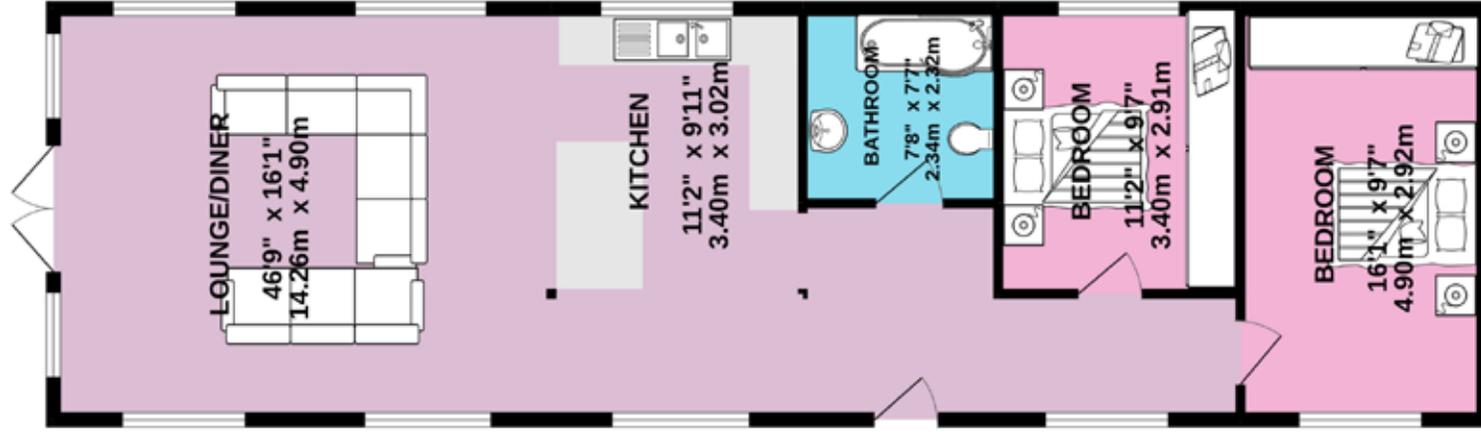


TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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