



Cherry Tree Drive, Filey

- Quarter House
- No Onward Chain
- Front Garden
- One Bedroom
- Garage & Allocated Off Road Parking
- EPC Grade - D

Asking Price £120,000



Tenure: Freehold

HUNTERS
HERE TO GET *you* THERE

Cherry Tree Drive, Filey

DESCRIPTION

Nestled within a quaint cul-de-sac in the seaside town of Filey is this charming one bedroom quarter house, offering cosy living with ample potential for personalisation. Being situated on the popular Country Park Estate, this property sits on stunning coastal walking routes and is only a short distance from the town centre. Filey has plenty of amenities to hand, from shops and doctors to schools, cafes and restaurants and regular transport links.

Upon entering the property, you are welcomed by a useful front porch, light and airy living area and a functional kitchen with oven and hob. Upstairs you will find a spacious double bedroom and a generously sized bathroom.

Externally, this property offers a low maintenance front garden, garage and an allocated off road parking space.

This gem of a property provides an excellent opportunity for first time buyers, second home owners or investors alike, being sold with no onward chain. The property also benefits from full gas central heating, new carpets throughout and new kitchen flooring.

Call us now to arrange your viewing!





Approximate total area⁽¹⁾
560 ft²
51.9 m²

(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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