



Cherry Tree Drive, Filey

- Quarter House
- Off Road Parking
- One Bedroom
- Cul-De-Sac Location
- Ideal First Home Or Investment
- EPC Grade - D

Guide Price £117,500

Tenure: Freehold

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 and fridge/freezer. Upstairs you will find a spacious double bedroom and a generously sized shower room.

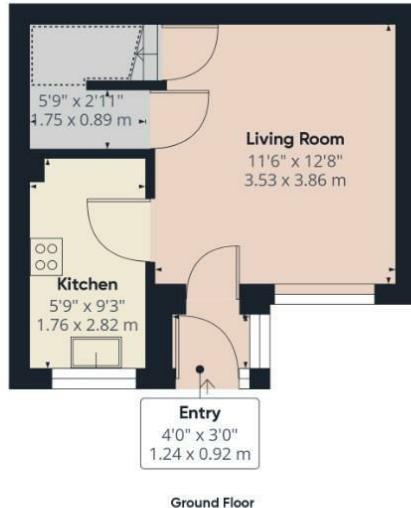
Externally, this property offers a low maintenance front garden and off road parking. We have been advised that the property has full UPVC double glazing and electric heating throughout. The property has been priced to reflect the upgrades required.

This gem of a property provides an excellent opportunity for first time buyers, second home owners or investors alike with no onward chain and the option to purchase fully furnished!

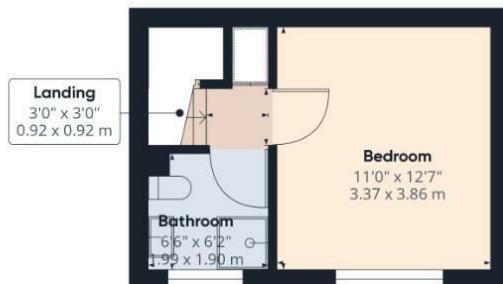
Call us now to arrange your viewing!

We understand that the property is freehold and are not aware of any restrictions.





Ground Floor



Floor 1

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.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



HUNTERS®

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.

Approximate total area⁽¹⁾

440.78 ft²
40.95 m²

Reduced headroom

18.01 ft²
1.67 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		55
(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 (CO₂) 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		

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

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HERE TO GET *you* THERE