



## Cherry Tree Flat Market Place Easingwold £725 PCM

A particularly spacious second floor flat overlooking the market place. Unfurnished. Electric heating. UPVC double glazed. Entrance Lobby/ Staircase. SF. Landing, 25' Lounge, spacious dining kitchen with cooker. Two good bedrooms. Bathroom/W.C with shower.

EPC 46 E. NO SMOKERS. NO PETS.



## DESCRIPTION

Ground Floor Entrance Lobby/Staircase. With shared access to Co-op. Gate to second floor staircase.

Second Floor Landing. With electric storage heater and timber board ceiling. Smoke alarm.

Dining Kitchen. Approx 15`0` x 11`10` (4.57m x 3.61m) with 1 1/2 bowl stainless steel sink unit, range of fitted base units and drawers beneath wood effect laminate worktops. Tiled splashback, matching wall units, Tricity Bendix cooker, plumbing for automatic washer. Extractor fan. Pine boarded ceiling.



Lounge/Dining Area. Approx 25`3` x 12`4` (7.70m x 3.76m) with electric storage heater and radiator. Views over market place.

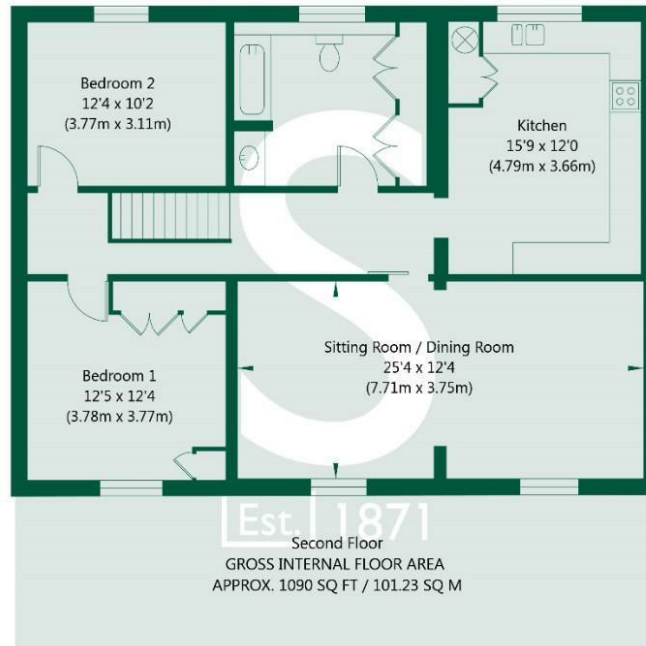
Bedroom One (front). Approx 12`6` x 12`4` (3.81m x 3.76m) with a range of fitted wardrobes, bedhead recess with storage over, electric storage heater, pine boarded ceiling.



Bedroom Two (rear). Approx 12`4` x 10`3` (3.76m x 3.12m) with electric storage heater.

Bathroom/WC. Approx 10`6` x 10`3` (3.20m x 3.12m) with cream coloured suite comprising panelled bath with Mira shower, inset vanity basin, low flush WC. Walls part tiled, panelled to bath area. Electric storage heater, range of built in cupboards.

Market Place, Easingwold, York, YO61 3AG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1090 SQ FT / 101.23 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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