



Cecil Road, Hunmanby, Filey, YO14 0LF

- Detached House
- Gardens
- Four Bedrooms
- Cul-De-Sac Location
- Garage and Parking
- EPC Grade - C

Guide Price £295,000



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DESCRIPTION

This charming four bedroom detached family home is offered to the market with well maintained gardens on both the front and rear, creating a picturesque setting.

Upon entering, you find yourself in a welcoming porch and hallway that sets the tone for the rest of the home. There is a spacious living room, perfect for family gatherings or entertaining guests which opens into a second reception room, which could serve as a cozy family room, a formal dining area, or even a home office. The lounge and dining room can be closed off as two separate living spaces, or opened up to create a through room. This versatile space provides additional options for the family's lifestyle and preferences. The kitchen comprises of wall and base units, integrated oven and hob and space for a dishwasher, washing machine and fridge. There is also the benefit of a downstairs WC, providing convenience for residents and guests alike. This feature adds a practical touch to the ground floor layout.

Upstairs, the property offers four good sized bedrooms, one of which currently being used as a wardrobe/dressing room. The bedrooms share a well-appointed bathroom with a four piece suite. We have been advised by the current owner that the upstairs carpets have been recently replaced.

Outside, the gardens to the side and rear of the house offer a peaceful escape and a wonderful place for outdoor activities. Whether it's gardening, playing with children, or enjoying a barbecue, the outdoor spaces provide a perfect extension of the home. There is also the benefit of two outdoor storage units in the garden. Completing the property is a detached garage, providing secure parking and additional storage. This feature adds practicality and convenience to the overall appeal of the home.

The property also benefits from solar panels which we have been advised are owned outright, and a recently fitted modern air source heat pump system. There is also UPVC double glazing throughout. Call us now to view!





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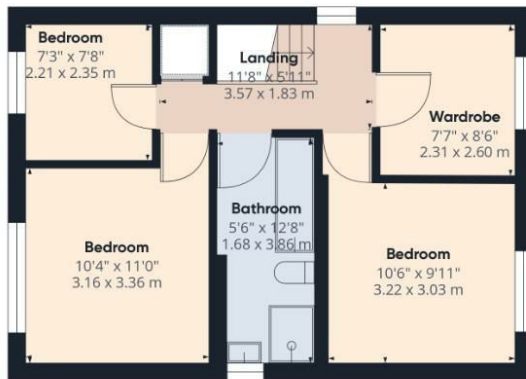
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

978.16 ft²
90.87 m²

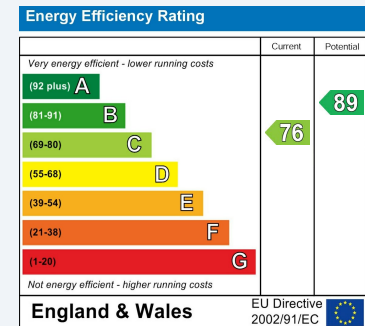
(1) Excluding balconies and terraces

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

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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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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