



## Cecil Road, Hunmanby, Filey, YO14 0LF

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

**Guide Price £285,000**



# Cecil Road, Hunmanby, Filey, YO14 0LF

## DESCRIPTION

This charming four bedroom detached family home is on an elevated plot in a quiet cul de sac setting on the edge of the village. It benefits from a front garden, attractively landscaped rear garden with two storage sheds, a detached garage and driveway with parking for several cars.

Upon entering the house there is a useful, and welcoming porch and hallway leading to a newly refitted downstairs toilet.

The rest of the downstairs includes a spacious living room and kitchen/dining room. This versatile space has a patio door leading to the gardens at the rear of the house, which is ideal for family living and entertaining. The kitchen comprises a number of eye level and base units, an integrated oven and ceramic induction hob. There is space for a dishwasher, washing machine and fridge.

Upstairs are two good sized double bedrooms and two singles, one of which is currently being used as a walk-in wardrobe/dressing room. There is a large family bathroom with an electric shower and separate bath. The upstairs and stairway have recently been fitted with new carpets.

The pretty rear garden is terraced and laid mainly to lawn with mixed shrub borders

The property also benefits from solar panels (which the current owners advise are owned outright), a recently fitted air source heat pump and pressurised hot water system. There is UPVC double glazing throughout.

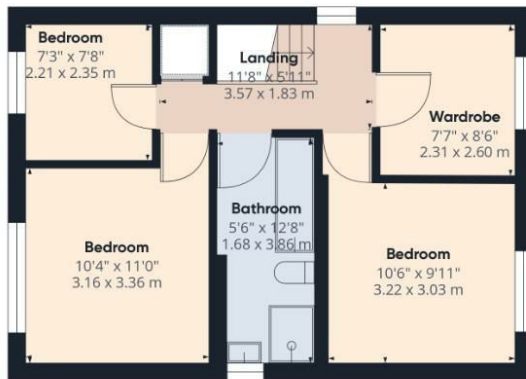
Call us now to view!







Ground Floor



Floor 1

HUNTERS

Approximate total area<sup>(1)</sup>

978.16 ft<sup>2</sup>  
90.87 m<sup>2</sup>

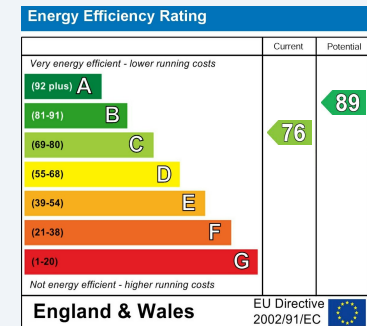
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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](mailto: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.



7a Murray Street, Filey, YO14 9DA  
Tel: 01723 338958 Email: [filey@hunters.com](mailto:filey@hunters.com) <https://www.hunters.com>

