



27 Cecil Road, Hunmanby, Filey YO14 0LF
Offers In The Region Of £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **POPULAR HUNMANBY VILLAGE LOCATION CLOSE TO FILEY & SCARBOROUGH**
- **OFF-STREET PARKING, GARAGE & DOWNSTAIRS WC**
- **FRONT & REAR GARDENS WITH OPEN ASPECT VIEWS**
- **TWO RECEPTION ROOMS & RECENTLY MODERNISED BATHROOM**
- **SOLAR PANELS & MODERN AIR SOURCE HEATING SYSTEM**

Nestled in a tranquil cul-de-sac on Cecil Road, Hunmanby, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. The property is ideally situated, providing easy access to the charming coastal towns of Scarborough and Filey, making it a desirable location for families and individuals alike.

Upon entering, you will find two spacious reception rooms that create an inviting atmosphere, perfect for both relaxation and entertaining. The well-proportioned kitchen is designed for practicality, ensuring that meal preparation is a delight. The home boasts a recently modernised bathroom, which adds a touch of contemporary elegance to the property. Additionally, a convenient downstairs WC enhances the functionality of the living space.

The property features beautifully landscaped gardens at both the front and rear, providing a serene outdoor retreat for family gatherings or quiet moments. With off-street parking available for up to two vehicles, as well as a garage, you will never have to worry about parking space.

One of the standout features of this home is the open aspect views to the front and rear, allowing for an abundance of natural light to fill the living spaces. The inclusion of solar panels and a modern heat source air pump heating system reflects a commitment to energy efficiency and sustainability.

This residence is conveniently located near popular schools and a variety of amenities, making it an ideal choice for families seeking a vibrant community. With its immaculate presentation and thoughtful design, this property is ready to welcome its new owners. Don't miss the opportunity to make this delightful house your home.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Vestibule
5'10" x 3'7"

Lounge
15'8" x 11'9" max

Dining Room
9'10" x 10'5" max

Kitchen
8'6" x 12'1" max

W/C
4'7" x 2'11"

FIRST FLOOR

Bedroom 1
12'9" x 10'2" max

Bedroom 2
10'5" x 12'9" max

Bedroom 3
8'6" x 7'6" max

Bedroom 4
7'10" x 7'2" max

Bathroom
5'6" x 12'5" max

Externally

To the front of the property lies a well maintained front garden laid mainly to lawn with paved seating area. To the side of the property lies a driveway leading to a single garage. To the rear of the property lies a tiered and landscaped rear garden with 2x storage sheds. Both front and rear aspects offer open aspect views.

Details Prepared
AB070525

Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

