



colin ellis

**Cecil Road,
Filey, YO14 0LF**

Colin Ellis welcome to the market a RECENTLY MODERNISED property set within a CUL-DE-SAC. This FOUR bedroom DETACHED property benefits from STUNNING KITCHEN/DINER with MARBLE WORKTOPS, two ovens, LARDER and double doors leading to the rear garden, DOWNSTAIRS W/C, EN-SUITE to master bedroom, DRIVE, GARAGE and a rear enclosed GARDEN. This lovely home has undergone a COMPLETE SCHEME of works including NEW WINDOWS, NEW KITCHEN, NEW BATHROOM, REPLASTERED rooms and new GARAGE DOOR.

Offers In The Region Of £310,000



FULL

Briefly comprising of a porch with downstairs w/c, entrance hall, lounge with inset electric fire, kitchen/diner with marble work tops, larder, integrated dishwasher, two ovens and a integrated wine fridge.

The first floor offers a family three piece bathroom suite, four bedrooms the master benefitting from an en-suite with frosted glass shower.

To the front of the property is a drive leading to garage and access either side of the property. The rear garden is enclosed with patio area.

Hunmanby is a village just outside of Filey. It is on the edge of the Yorkshire Wolds, 3 miles south-west of Filey, 9 miles south of Scarborough and 9 miles north of Bridlington.

ENTRANCE HALL

Laminate floor, two double radiators, understairs storage, uPVC double glazed window, led down lights and power points.

LOUNGE

4.8 x 3.6 (15'8" x 11'9")

Coving, laminate floor, feature electric fire, uPVC double glazed window with internal blinds, double radiator and power points.

KITCHEN/DINER

5.7 x 3.4 (18'8" x 11'1")

Base and wall units, marble work top, gas hob, integrated dishwasher, extractor fan and hood, sink/drain unit, feature sink, mixer tap, coving, uPVC double glazed window and doors to garden with internal blinds, double radiator, laminate floor, marble splash back, wine fridge, double oven with grills, led down lights,, larder and power points/usb power points.

LANDING

Loft access, uPVC double glazed window, airing cupboard and power points.



BEDROOM ONE

3.8 x 3.1 (12'5" x 10'2")

Fitted wardrobe, double radiator, uPVC double glazed window with internal blinds and power points.

BEDROOM TWO

3.2 x 3.0 (10'5" x 9'10")

Double radiator, uPVC double glazed window with internal blinds and power points.

BEDROOM THREE

2.6 x 2.3 (8'6" x 7'6")

Double radiator, uPVC double glazed window with internal blinds and power points.

BEDROOM FOUR

2.3 x 2.1 (7'6" x 6'10")

Single radiator, uPVC double glazed window with internal blinds and power points.

BATHROOM

1.6 x 2.0 (5'2" x 6'6")

Panel bath, basin with vanity, low flush wc, shower over bath and ladder radiator.

SEPARATE WC

0.9 x 1.4 (2'11" x 4'7")

Basin with vanity, low flush wc, ladder radiator, laminate floor and extractor fan.

EN-SUITE

1.6 x 1.7 (5'2" x 5'6")

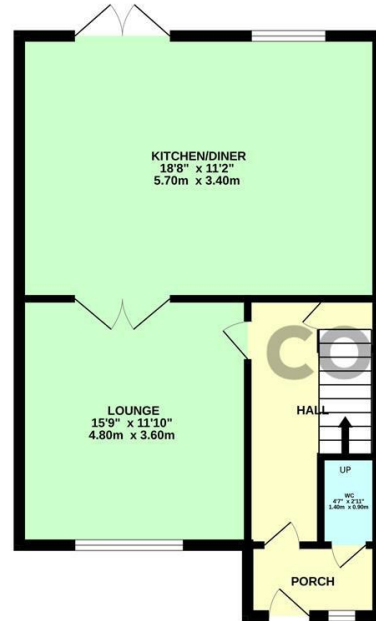
Basin with vanity, low flush wc, shower cubicle, uPVC double glazed frosted window and feature radiator.

OUTSIDE

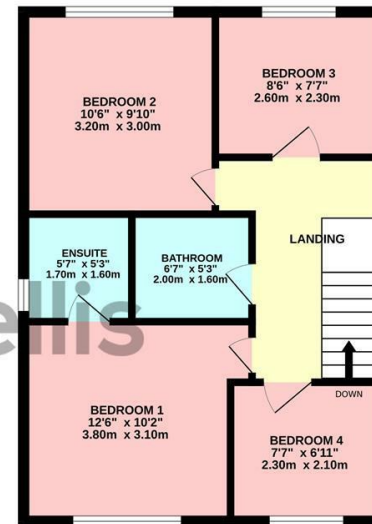
Front and back lawn and garage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.
Made with Metropix ©2024

Cecil Road - 18577194
Council Tax Band - D
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Tel: 01723 363565
 E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk