

**Cecil Road, Hunmanby, Filey**  
**Offers Over £190,000**



**VERY WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW~~CUL DE SAC  
POSITION~~LOUNGE~~MODERN KITCHEN AND BATHROOM~~NEW SUN RAY HEATING  
2020~~UPGRADED ELECTRICS 2020~~GARDENS INCL PRIVATE REAR GARDEN~~WIDE  
DRIVEWAY~~DETACHED GARAGE.**

## Entrance Hall

UPVC double glazed door and UPVC double glazed window to the front aspect, storage cupboard, electric Sun Ray radiator.

## Kitchen 2.65m x 2.65m - 8'8" x 8'8"

UPVC double glazed window and UPVC double glazed door to the side aspect, range of wall and base units with roll top work surface, stainless steel sink and drainer, space for oven, space for washing machine, space for fridge freezer, power points and electric Sun Ray radiator.

## Lounge 5.70m x 3.00m - 18'8" x 9'10"

UPVC double glazed bow window to the front aspect, feature fire place, TV point, power points and electric Sun Ray radiator.

## Inner Hallway

Airing cupboard, loft access with drop down ladder, part boarded with light.

## Bedroom 3.60m x 3.00m - 11'10" x 9'10"

UPVC double glazed window to the rear aspect, TV point, power points and electric Sun Ray radiator.

## Bedroom 2.65m x 2.65m - 8'8" x 8'8"

UPVC double glazed window to the rear aspect, TV point, power points and electric Sun Ray radiator.

## Bathroom

UPVC double glazed window to the side aspect, modern white three piece suite comprising of low flush WC, wash hand basin, bath with electric shower over.

## Garage 5.45m x 2.60m - 17'11" x 8'6"

Brick built with window to the side aspect, up and over door, power points and light.

### DISCLAIMER

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.

## **Rear Garden**

Low maintenance rear garden laid to lawn with patio area, side gated access.

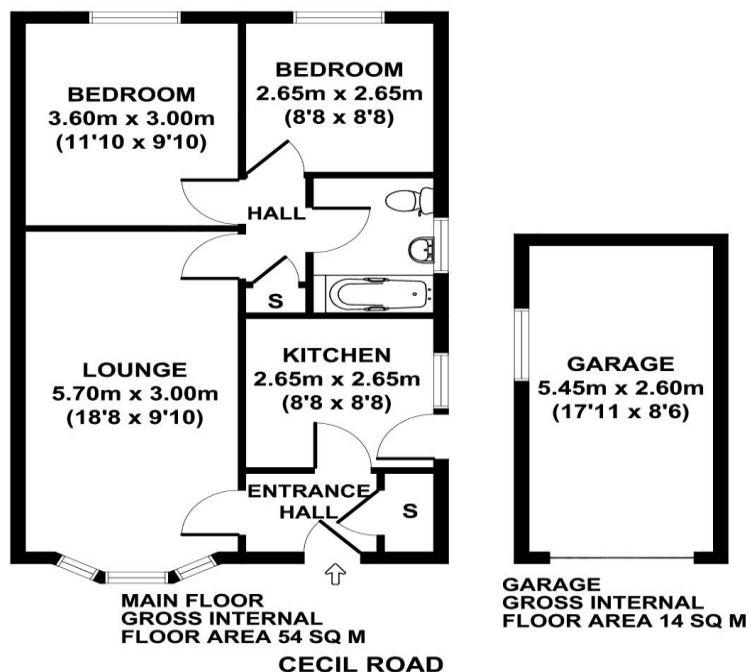
## **Front Garden**

Front garden laid to lawn with flower borders, block paved driveway to the side leading to the detached garage with ample off street parking for numerous vehicles including motor home or caravan.

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# Floor Plan



**APPROX. GROSS INTERNAL FLOOR AREA 68 SQ M / 732 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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