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| Monday to Friday         | 9 am    | to | 5 pm |
| Saturday                 | 9 am    | to | 2 pm |
| Sunday and Bank Holidays | 12 noon | to | 2 pm |

## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

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AGENTS

COMMERCIAL  
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Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE  
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8 CECIL ROAD, HUNMANBY YO14 0LF



Freehold £185,000

### FEATURES

- \* Modern two bedroom semi-detached bungalow.
- \* Located in a cul-de-sac in this popular large village.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Garage.
- \* Gardens to front and rear.
- \* **EPC Rating: D.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.

OUTSIDE: Gardens front and rear. Garage.

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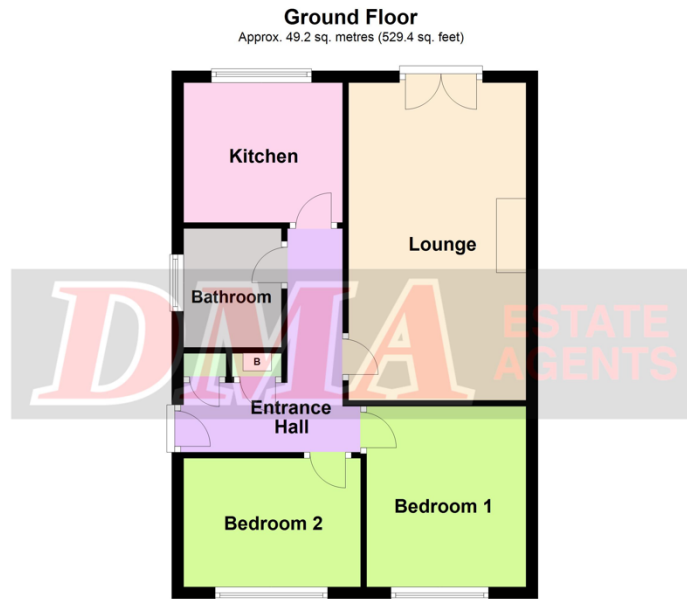


8 CECIL ROAD, HUNMANBY

### **Upvc Front Door to ENTRANCE HALL**

Coats cupboard. Cupboard housing the gas central heating boiler. Radiator. **Access to boarded loft via pull down ladder.**

### **Floor Plan:**



**Ground Floor**  
Approx. 49.2 sq. metres (529.4 sq. feet)

Total area: approx. 49.2 sq. metres (529.4 sq. feet)

Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.

**8 Cecil Road, Hunmanby**

### **LOUNGE**

**5.35m x 3.00m (17'7" x 9'10")**

Inset electric 'pebble' effect fire. Radiator. **Upvc patio doors to the garden.**



### **KITCHEN**

**2.69m x 2.36m (8'10" x 7'9")**

Inset stainless steel round sink and drainer. White high gloss base units with worktops over. Matching wall cupboards. Electric cooker point. Provision for 'fridge. Plumbing for automatic washing machine. Radiator. Upvc double glazed window.



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**BEDROOM ONE**

**3.73m x 2.97m** (12'3" x 9'9")

Radiator. Upvc double glazed window.



**BEDROOM TWO**

**2.69m x 2.69m** (8'10" x 8'10")

Radiator. Upvc double glazed window.

**BATHROOM**

**2.00m x 1.65m** (6'7" x 5'5")

Bath with electric 'Mira' shower over, handbasin and wc. Fully tiled walls. Chrome ladder radiator. Upvc double glazed window.



**OUTSIDE:**

Front garden. Block paved drive to **GARAGE 2.00m x 5.23m** (9'1" x 17'2") with electric light and power. Rear paved garden.



**Council Tax Band B.**

**LOCATION:**

Hunmanby is a large village three miles inland from Filey and nine miles from both Scarborough and Bridlington. The village offers a wide range of shops, chemist, doctors' surgery, solicitors' office, dentists, optician, community centre, sub Post Office, Primary School, two churches, a sports and social club together with both bus and train services.

**DIRECTIONS:**

From the DMA office take the A165 Bridlington road out of Filey. Turn right just past the Royal Oak crossing, signposted Hunmanby. Follow the signs into the village. As you enter the village take the second turning left onto Hungate Lane then immediately first left (Stonegate Garage on the corner) into Fountayne Road. Take the first turning on the left onto Constable Road and Cecil Road is the second turning on the left. The property is located on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**