



86 Candler Street

Gladstone Road Area, Scarborough, YO12 7DG

Guide Price £130,000



We are delighted to welcome to the market this 2 BEDROOM Mid Terrace House on the ever popular Candler Street, close to Town Centre amenities, local schools and both North and South Bays. When briefly described the property benefits from a large open plan lounge/dining room, kitchen, 2 Double Bedrooms and Modern Bathroom. With a South Facing rear Courtyard Garden. This property is sold with NO ONWARD CHAIN and we highly recommend an early viewing - call our friendly sales team today to arrange.



Entranced Lobby

Internal door leading to

Hallway

High ceiling with overhead lighting, radiator and carpeted throughout.

Lounge/Dining Room 24'5" x 10'9" (7.46 x 3.29)

Overhead lighting, radiator with UPVC with overhead coving and UPVC sash windows.

Kitchen 11'5" x 7'3" (3.49 x 2.22)

Range of wall, base and drawer units, stainless steel sink and tap, tiled splashback and co-ordinating work top. Space for a fridge, freezer, plumbed for washing machine and gas cooker. Window overlooking the rear of the property. Door leading out to rear access and back yard.

Bedroom 1 11'9" x 8'8" (3.60 x 2.65)

Overhead lighting, radiator and UPVC window.

Bedroom 2 13'10" x 11'4" (4.23 x 3.46)

Overhead lighting, radiator with UPVC windows and built in storage.

Bathroom 11'5" x 7'3" (3.49 x 2.22)

Overhead lighting, toilet and basin with walk in shower unit and bath. Tiled walls with radiator and heated towel rail.

Outside

Courtyard rear garden with access to rear alleyway. Brick storage unit and shed.

Area Map

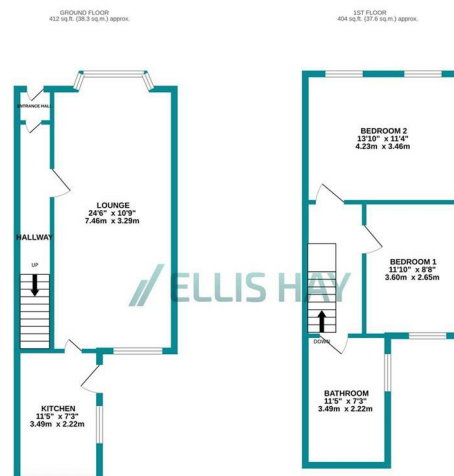


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Freehold



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