



27 Candler Avenue

West Ayton, Scarborough, YO13 9JN

Guide Price £285,000



Situated on the desirable Candler Avenue West in Ayton, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living. The property features a large, contemporary dining kitchen perfect for entertaining, a separate lounge with wood burning stove, and a convenient utility room. The ground floor also includes a flexible family room/ third bedroom, providing options for guests, a home office, or additional living space to suit your needs.

Upstairs, the home offers two generously sized bedrooms and a stylish family bathroom, all finished to a high standard. Bi-folding doors from the kitchen lead into a private, enclosed rear garden, which is thoughtfully arranged with a decked area, hard landscaped patio, and a well-maintained lawn—ideal for summer gatherings or peaceful outdoor living. A detached garage with electric door, light, and power further enhances the property, offering excellent storage or workshop potential.

Located close to a highly regarded school and within easy reach of Ayton's shops, services, and transport links, this property is ideal for families and professionals alike. Don't miss the opportunity to make this well-appointed home yours—call the friendly sales team at Ellis Hay today to arrange your viewing



Main Entrance/Hallway

UPVC door. Overhead light, radiator and laminate floor.

Lounge 16'10" x 12'2" (5.15 x 3.71)

UPVC window facing the front of the property. Wood burning stove with feature wood mantle. Coving and inset spotlights, radiator and carpet. TV and phone points.

Kitchen/Diner 22'6" x 12'3" (6.86 x 3.75)

Range of wall, drawer and base white gloss units with co-ordinating wood effect worktop and ceramic sink with mixer tap. Inset electric oven, microwave, ceramic hob and extractor fan over with stainless steel splash-back. Inset dishwasher and space for fridge/freezer. Coving, inset spotlights in kitchen area and feature pendant lights over dining area. Tiled flooring with under floor heating. UPVC window overlooking the rear garden and UPVC bi-fold doors giving access. Staircase to first floor with storage cupboard built in.

Family Room/Bedroom 3 10'4" x 9'3" (3.15 x 2.84)

Front facing room with UPVC window. Coving, overhead light, carpet and radiator.

Cloakroom 6'2" x 5'7" (1.9 x 1.72)

WC with handbasin. Space for washing machine. Overhead light and side facing window. Wall mounted gas boiler.

Bedroom 1 16'5" x 10'4" (5.01 x 3.15)

UPVC windows overlooking the rear and side of the property. Coving, overhead light and feature spotlights. Carpet and radiator

Bedroom 2 13'2" x 10'5" (4.02 x 3.2)

Front facing UPVC window, coving, overhead light and radiator.

Family Bathroom 7'3" x 6'11" (2.22 x 2.11)

Velux window. 3 piece bathroom suite with shower over the bath and glass screen. Part tiled walls, wood bath panel and tiled floor. Inset spotlights and extractor fan.

Outside


Hard landscaped at the front with border and driveway. Garage has power, light and an electric door.
The rear garden is enclosed with lawn, raised decked area, path and paved patio area.

Directions

What 3 Words
civic.relative.triangle

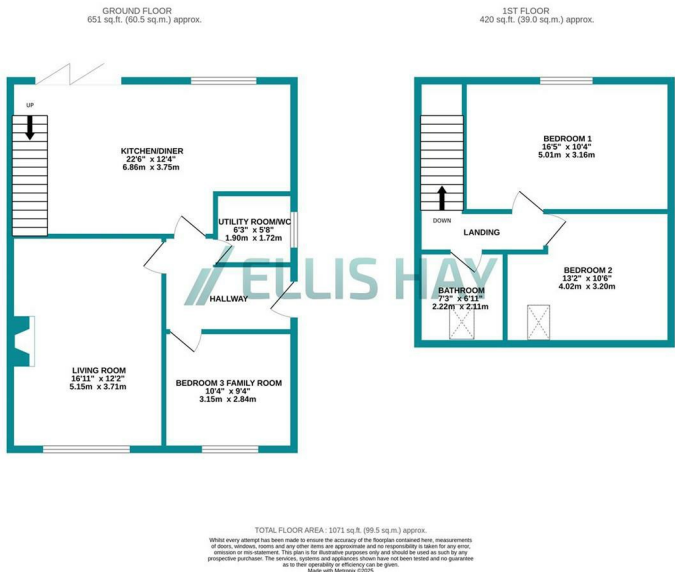
Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	62		
(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: C

Tenure: Freehold



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