



**colin ellis**  
your trusted property experts

**Candler Street,  
Scarborough, YO12 7DQ**

SIX MONTH TENANCY ONLY

Two-bedroom end of terrace town house, comprising of vestibule, hallway, bay fronted lounge/dining room with feature fireplace leading to modern fitted kitchen. On the first floor there are two good sized bedrooms and a contemporary bathroom. Outside is a fore-courted front and enclosed rear yard with raised decked patio area. The property also benefits from gas central heating and is fully uPVC double glazed.

**Rent - £775 PCM  
Deposit - £890**



## LOCATION

From Scarborough Railway Station, proceed down Northway, turn left onto Gladstone Road. Turn right onto Candler Street the property is on the right-hand side.

## GENERAL

- Good Sized Lounge/Diner
- Modern Kitchen and Bathroom
- Built-in Storage Cupboards in Main Bedroom
- Rear Yard
- Close to Local Amenities
- Gas Central Heating
- Full uPVC Double Glazing
- Working people preferred

## ENTRANCE HALL

Vestibule leading to hallway with access to lounge/diner and stairs to first floor.

## LOUNGE/DINER

Good sized bay fronted lounge/dining room with feature fireplace, window overlooking rear yard and access to kitchen.

## KITCHEN

Recently fitted modern kitchen comprising of white units with maple effect work tops, stainless steel sink, oven and electric hob with extractor over, tiled floor, radiator and double glazed window overlooking back yard area.

## BEDROOM ONE

Double bedroom with built-in storage cupboards, radiator, twin uPVC double glazed windows overlooking the street.

## BEDROOM TWO

Single bedroom with radiator, uPVC double glazed windows overlooking rear yard area.

## BATHROOM

Contemporary bathroom with three-piece white suite, toilet, sink, bath with overhead shower, wood effect vinyl flooring and two uPVC double glazed windows with frosted glass overlooking the rear yard and side alley.

## YARD

Good sized rear yard with raised decked patio area and gated access to property.



While every attempt has been made to ensure the accuracy of the particulars contained herein, no responsibility is accepted by the agent for any errors or omissions. The agent, its officers and employees shall not be held liable for any loss or damage caused by any person acting in reliance on the particulars. The agent, its officers and employees shall not be held liable for any loss or damage caused by any person acting in reliance on the particulars. Made with Lettings 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		
(61-80)	B		82
(41-60)	C		
(21-40)	D		
(1-20)	E	48	
(1-20)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Candler Street - 18021316**  
**Council Tax Band - A**  
**Length of Tenancy - Please contact office for further information**

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.



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

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)