



## 3 Candler Avenue

West Ayton, Scarborough, YO13 9JN

Guide Price £235,000



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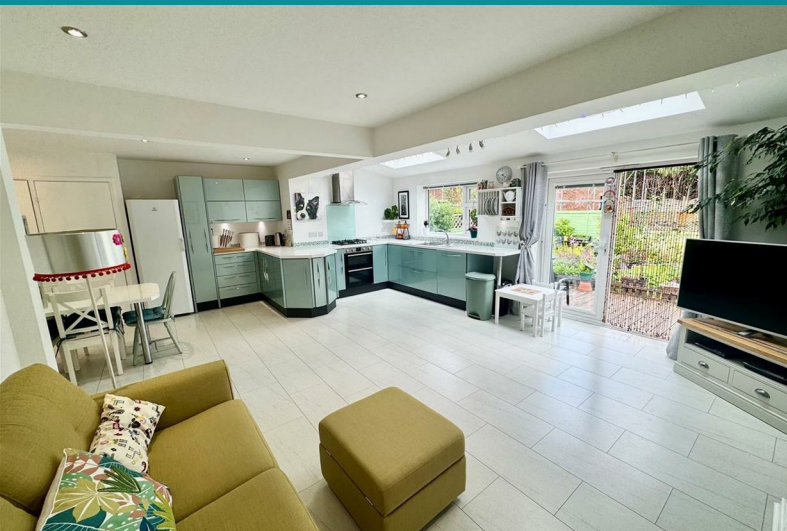
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Ellis Hay are delighted to bring to the market this well-presented three-bedroom semi-detached property, situated in the popular village of West Ayton, Scarborough.

The home features a modern open-plan kitchen diner with doors opening onto a patio and lawned garden with planted borders, ideal for outdoor enjoyment.

Internally, the property offers a spacious lounge, a ground-floor bedroom, and a bathroom, while to the first floor are two further bedrooms. Externally, the property benefits from a private driveway, garage, and a lawned front garden with a variety of plants.

Conveniently located close to local amenities, schools, bus routes, and the A64, this home is perfectly positioned for both village life and commuting.

To arrange a viewing, please call our friendly sales team on 01723 350077.

### Kitchen

21'10" x 19'10" (6.67 x 6.06)

### Lounge

14'5" x 11'9" (4.40 x 3.59)

### Bathroom

6'6" x 5'6" (2.00 x 1.68)

### Bedroom 1

11'3" x 10'1" (3.44 x 3.08)

### Bedroom 2

12'1" x 10'1" (3.70 x 3.08)

### Bedroom 3

15'3" x 11'9" (4.66 x 3.59)

### Garage

16'11" x 7'10" (5.16 x 2.40)

### Directions

What 3 Words  
Robot.decays.carriage

### HMRC

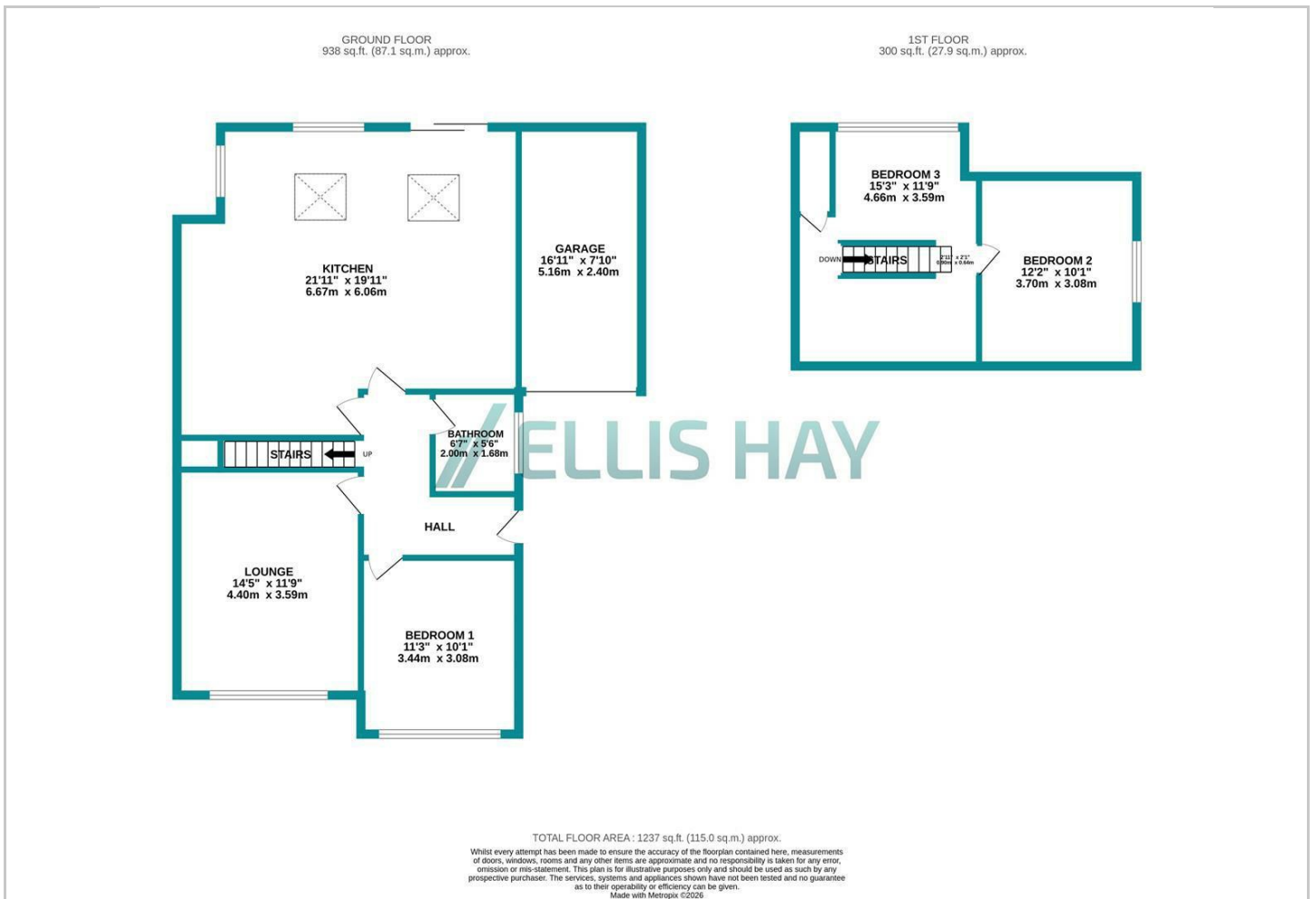
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.



## Hybrid Map



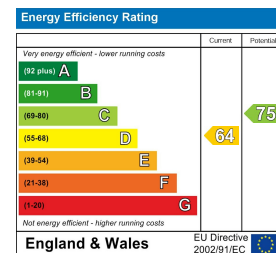
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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