



colin ellis

**Candler Street,
Scarborough, YO12 7DF**

Located only a short distance from Scarborough town centre and close to Gladstone Road school this TWO BEDROOM END TERRACE home comes with a KITCHEN DINER, two double bedrooms and a separate lounge. This much loved home comes fully DOUBLE GLAZED and with GAS CENTRAL HEATING. Viewing is highly recommended.



Guide Price £120,000

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2

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VESTIBULE

Upvc double glazed door.

DINING AREA

3.73 x 4.25 (12'2" x 13'11")

Coving, uPVC double glazed bay window, radiator and stairs to first floor.

KITCHEN

1.77 x 3.44 (5'9" x 11'3")

Range of cupboard and draws, space for fridge/freezer, cooker and washing machine, uPVC double glazed windows and door to rear yard, radiator and under stairs storage cupboard.

LIVING ROOM

3.16 x 2.27 (10'4" x 7'5")

Fire surround, uPVC double glazed window and radiator.

LANDING

Upvc double glazed window.

BEDROOM ONE

3.73 x 3.37 (12'2" x 11'0")

Fitted cupboard, radiator and uPVC double glazed window.

BEDROOM TWO

3.25 x 3.17 (10'7" x 10'4")

Radiator and uPVC double glazed window.

BATHROOM

3.37 x 1.72 (11'0" x 5'7")

Bath with electric shower over, hand basin, uPVC double glazed frosted window, wc, radiator and cupboard housing wall mounted boiler.

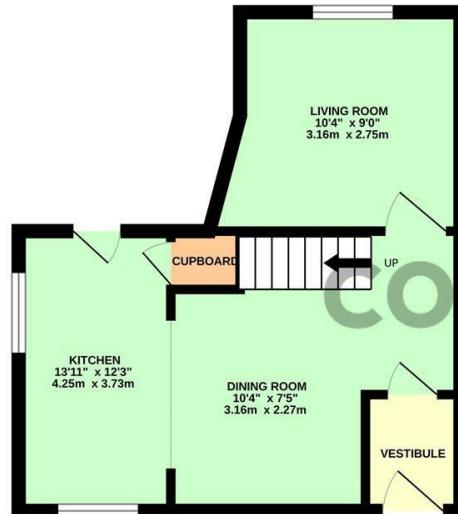
OUTSIDE

Rear yard.

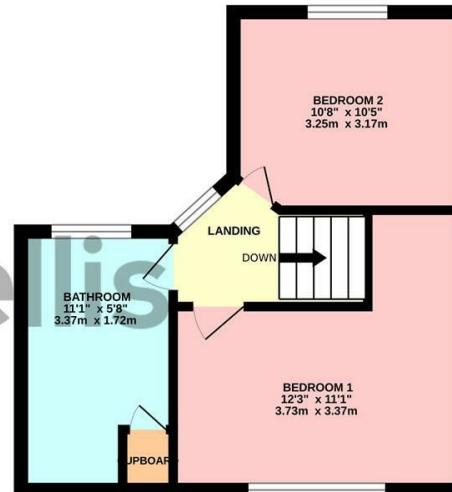




GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales purpose only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
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Candler Street - 18683884

Council Tax Band - A

Tenure - Freehold

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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