



## *60 Candler Street, Scarborough, YO12 7DG*

*Guide Price £110,000*

- MID TERRACE
- SEPARATE DINING AREA
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY OR INVESTMENT
- TWO DOUBLE BEDROOMS
- FRONT FACING LOUNGE
- ENCLOSED REAR YARD
- FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- IDEAL CENTRAL LOCATION CLOSE TO AMENITIES

## 60 Candler Street, Scarborough YO12 7DG

***Andrew Cowen Estate Agents welcome to the market this TWO BEDROOM, MID TERRACED PROPERTY offered with NO CHAIN, located in a central position close to a range of shops and local amenities, BOASTING a FRONT FACING, BAY WINDOW LOUNGE, SEPARATE DINING AREA and ENCLOSED YARD to the rear. This property would appeal to A NUMBER OF BUYERS, including FIRST TIME BUYERS and INVESTORS ALIKE.***



Council Tax Band: A





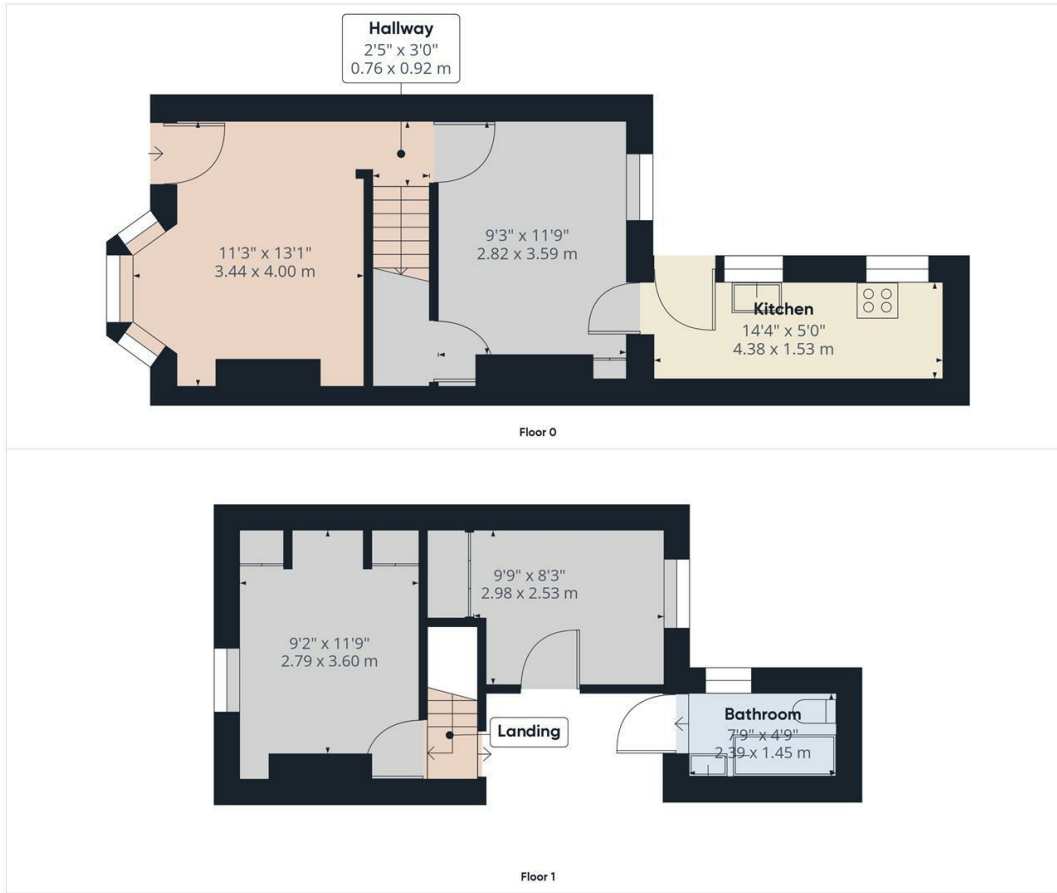
*This accommodation comprises briefly; doorway into the front facing, bay window lounge which provides access through into the separate dining room, both with wall hung gas fires. There is a fitted kitchen with a range of base and wall units, plus ample worktop space. The property offers two, good sized double bedrooms, one complete with overhead, built in storage units. The property also benefits from a three-piece family bathroom suite with overhead shower. Externally, the property features an enclosed yard to the rear to enjoy.*

*The property occupies an enviable position within a popular residential area, well positioned centrally to a wealth of amenities including local shops, supermarket, popular Gladstone Road junior school, Manor Road play park plus much more a little further away including Peasholm Park and Scarborough town centre itself.*

*This property would appeal to a host of buyers, including those looking to join the property ladder or investors alike. Viewing is essential to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

*\*\*In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this*



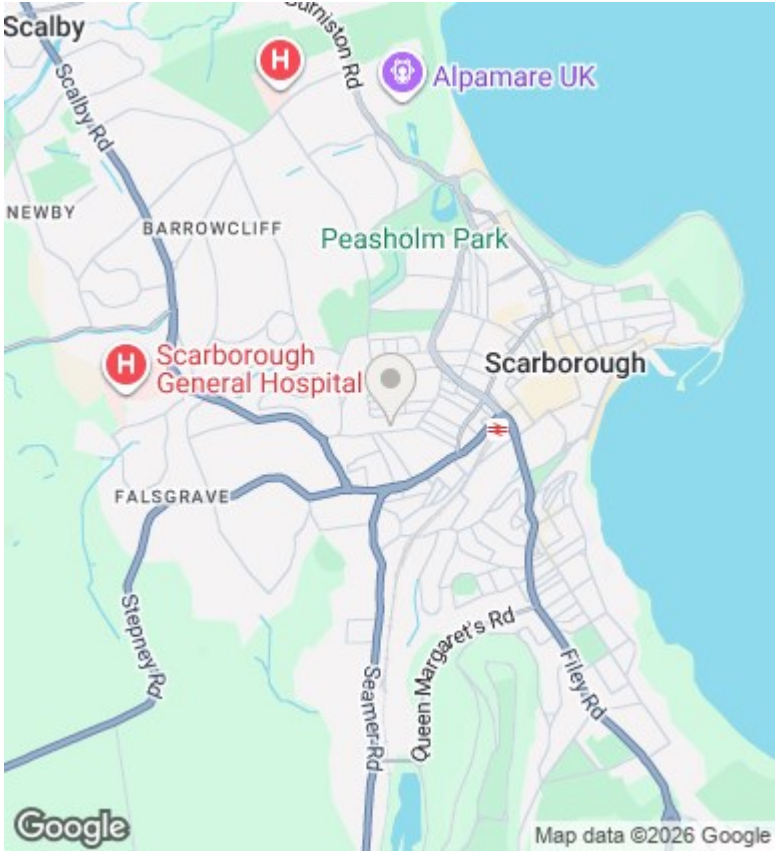


Approximate total area<sup>00</sup>  
599.5 ft<sup>2</sup>  
55.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.

<sup>A</sup>Call 01723 377707 to make an appointment.