



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

71 Candler Street, Scarborough

Guide Price **£145,000**



71 Candler Street

Scarborough

- WELL PRESENTED TWO BEDROOM TERRACED HOUSE
- POPULAR RESIDENTIAL LOCATION
- OPEN PLAN LIVING/DINING ROOM
- MODERN KITCHEN AND BATHROOM
- LOW MAINTENANCE REAR YARD
- IDEAL FIRST TIME BUY/BUY TO LET

We are delighted to present this well presented two bedroom terraced house, ideally situated in a popular residential location that is perfect for first time buyers or investors seeking a buy to let opportunity.

The property welcomes you with a spacious open plan living and dining room, creating a light and airy ambience that is perfect for both relaxing and entertaining. The fitted kitchen is thoughtfully designed, offering ample storage and workspace for culinary enthusiasts. Upstairs, two generously sized bedrooms provide comfortable accommodation, while the family bathroom is both modern and functional. The low maintenance rear yard offers a practical outdoor space, ideal for enjoying a morning coffee or for easy upkeep. This attractive home benefits from its convenient position close to local amenities, schools, and excellent transport links, making every-day living both easy and enjoyable. Early viewing is highly recommended to fully appreciate the charm and potential this delightful property has to offer.

Contact us today to arrange your appointment.

Council Tax band: A

Tenure: Freehold





GROUND FLOOR

Entrance Hall

Living Room

10' 10" x 10' 10" (3.30m x 3.30m)

Dining Room

11' 10" x 11' 6" (3.60m x 3.50m)

Kitchen

9' 10" x 7' 10" (3.00m x 2.40m)

Pantry

8' 2" x 2' 7" (2.50m x 0.80m)

FIRST FLOOR

Landing

Bedroom One

13' 1" x 10' 10" (4.00m x 3.30m)

Bedroom Two

12' 10" x 9' 2" (3.90m x 2.80m)

Bathroom

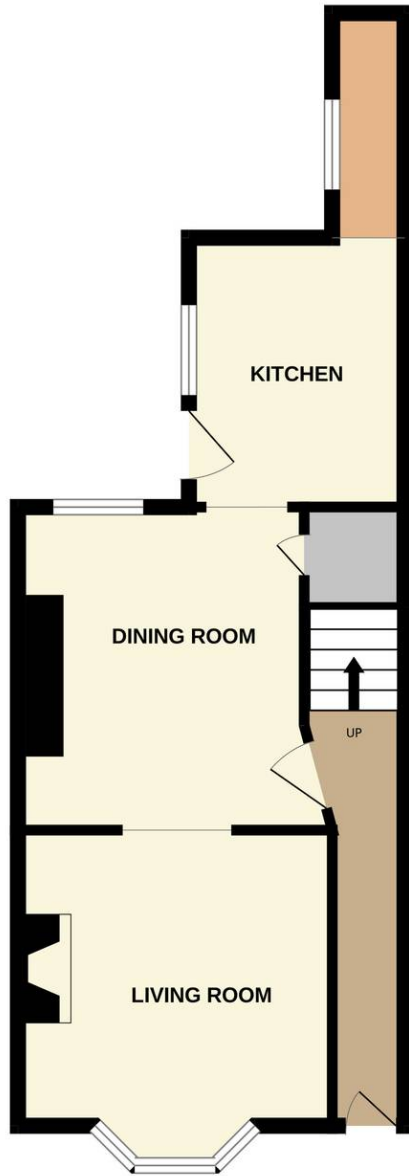
9' 6" x 7' 7" (2.90m x 2.30m)

HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (72.0 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132