

colin ellis

## Candler Avenue, Scarborough, YO13 9JN

This two-bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a home they can update and personalise. Situated in a popular and convenient location, the property benefits from spacious accommodation and great potential throughout with no onward chain.

Guide Price £200,000





## LIVING ROOM

4.80 x 3.98 (15'8" x 13'0")

## KITCHEN

2.68 x 3.11 (8'9" x 10'2")

## SUNROOM

2.26 x 4.96 (7'4" x 16'3")

## BEDROOM

3.88 x 3.12 (12'8" x 10'2")

## BATHROOM

1.63 x 1.99 (5'4" x 6'6")

## BEDROOM

2.52 x 2.15 (8'3" x 7'0")

## LOFT ROOM

2.81 x 5.42 (9'2" x 17'9")

## LOFT ROOM

2.84 x 3.07 (9'3" x 10'0")

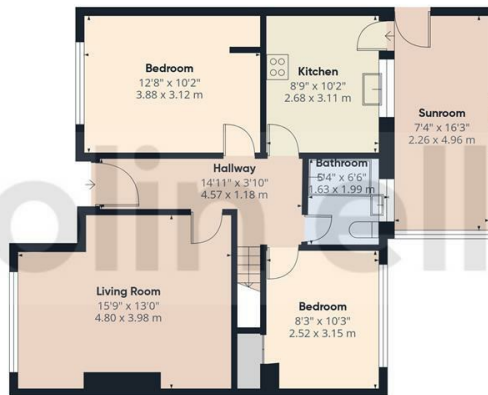








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Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

988 ft<sup>2</sup>  
91.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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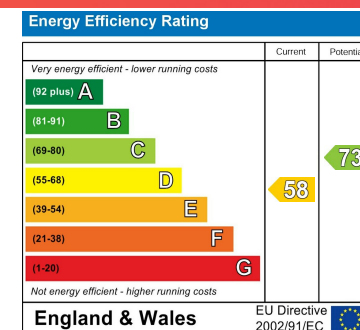
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Candler Avenue - 18743954

Council Tax Band - C

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.



Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

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