



## 16 Candler Street, Scarborough, YO12 7DF

Offers In Excess Of £100,000

- TWO BEDROOM
- GAS CENTRAL HEATING
- SEPARATE DINING ROOM
- TERRACED PROPERTY
- ENCLOSED REAR YARD
- UPVC DOUBLE GLAZING
- FRONT FACING BAY WINDOW LOUNGE
- IDEAL CENTRAL LOCATION CLOSE TO AMENITIES

## 16 Candler Street, Scarborough YO12 7DF

**Andrew Cowen Estate Agents welcome to the market this TWO BEDROOM, TERRACED PROPERTY 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. In need of general modernisation, this property would appeal to A NUMBER OF BUYERS, including FIRST TIME BUYERS and INVESTORS ALIKE.**



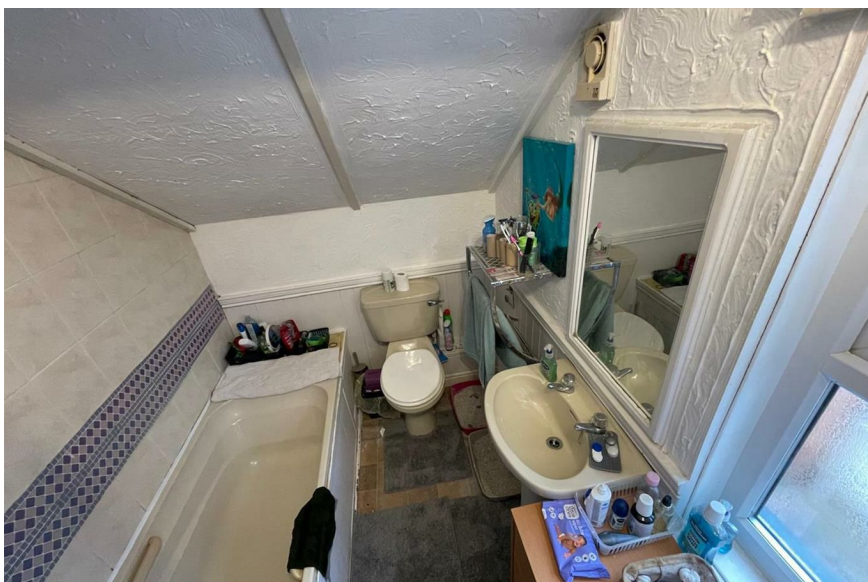
Council Tax Band: A

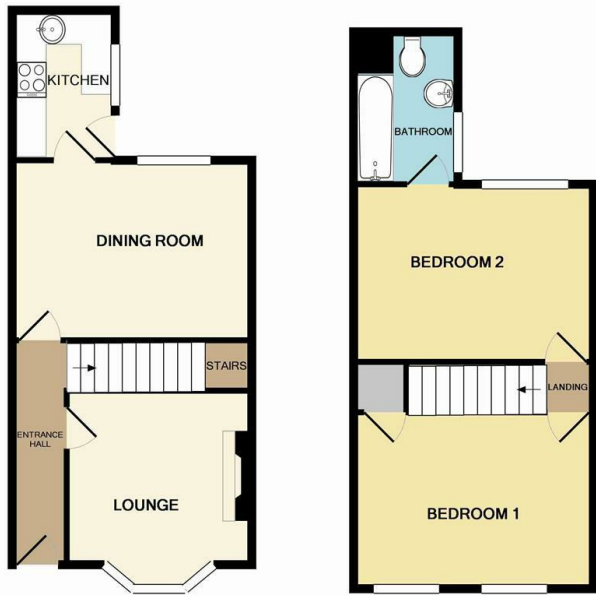


**This accommodation briefly comprises, entrance hallway into the front facing, bay window lounge with gas fire, a separate dining room through to a fitted kitchen with a range of base and wall units, integrated electric oven, gas hob and worktop space. The property offers two, good sized double bedrooms and a three-piece family bathroom off the rear bedroom. Externally, the property features an enclosed yard.**

**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. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!**



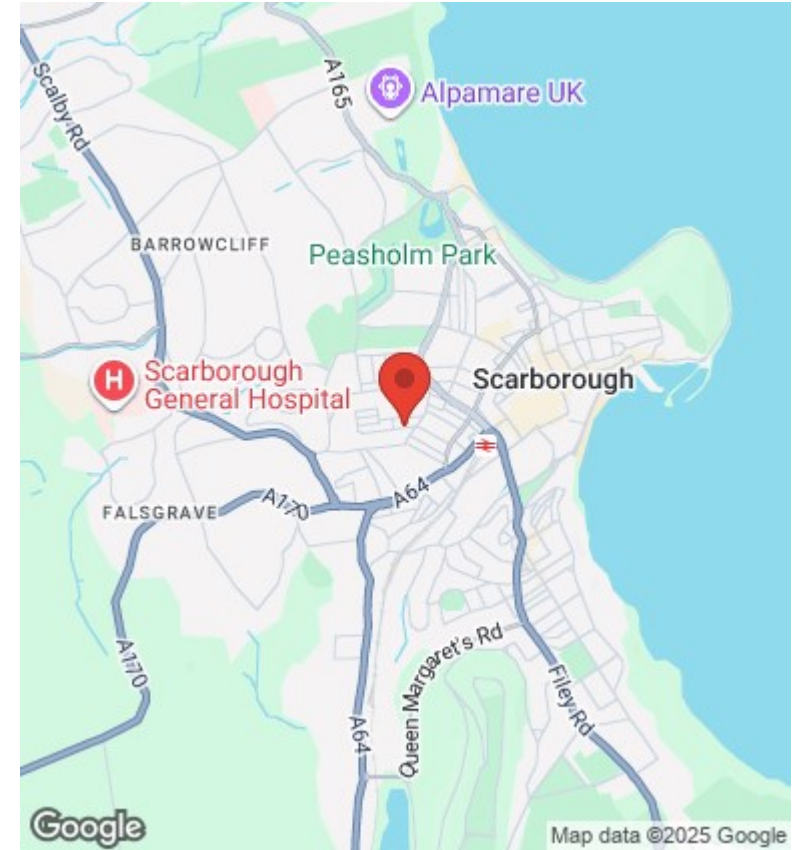


GROUND FLOOR  
APPROX. FLOOR  
AREA 31.8 SQ.M.  
(342 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 31.0 SQ.M.  
(333 SQ.FT.)

TOTAL APPROX. FLOOR AREA 62.8 SQ.M. (675 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**



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