



## 7 Candler Street, Scarborough, YO12 7DF

Guide Price £155,000

- WELL PRESENTED TERRACED PROPERTY
- GAS CENTRAL HEATING
- SEPARATE DINING ROOM
- THREE BEDROOMS
- ENCLOSED REAR YARD
- IDEAL CENTRAL LOCATION CLOSE TO AMENITIES
- UPVC DOUBLE GLAZING
- FRONT FACING BAY WINDOW
- FEATURE FIREPLACE

## 7 Candler Street, Scarborough YO12 7DF

Andrew Cowen Estate Agents welcomes to the market this **WELL PRESENTED THREE 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. This property has been lovingly restored by the current owners to reflect the heritage of the property, and modernised with the installation of a central heating system, re-roof and fully boarded loft, new double glazing throughout and new bathroom. This property would appeal to **A NUMBER OF BUYERS, including FIRST TIME BUYERS, INVESTORS ALIKE** or simply looking to downsize.



Council Tax Band: A

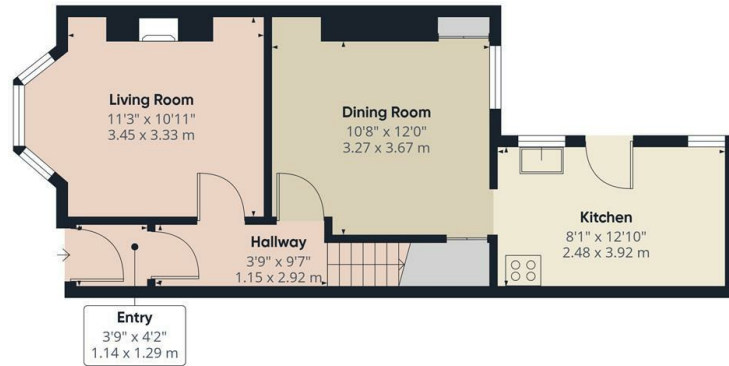


**This accommodation briefly comprises, entrance hallway into the front facing, bay window lounge with feature fireplace, a separate dining room with storage cupboards and kitchen. The property offers two, good sized double bedrooms, one single bedroom currently being used as an office and a modern three-piece family bathroom with shower over the bath. Externally, the property features an enclosed rear yard.**

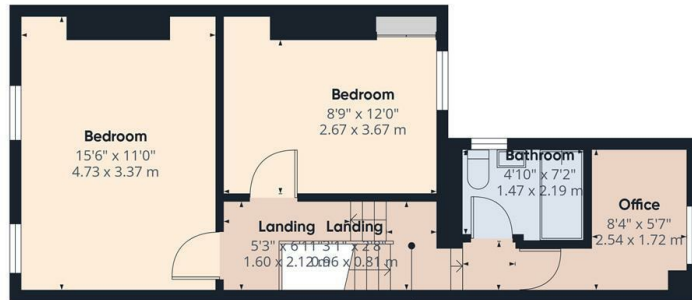
**The property occupies an enviable position within a popular residential area, well positioned centrally to a wealth of amenities including local shops, supermarket, popular Gladstone Road junior school, Manor Road play park plus much more a little further away including Peasholm Park and Scarborough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





Floor 0



Floor 1

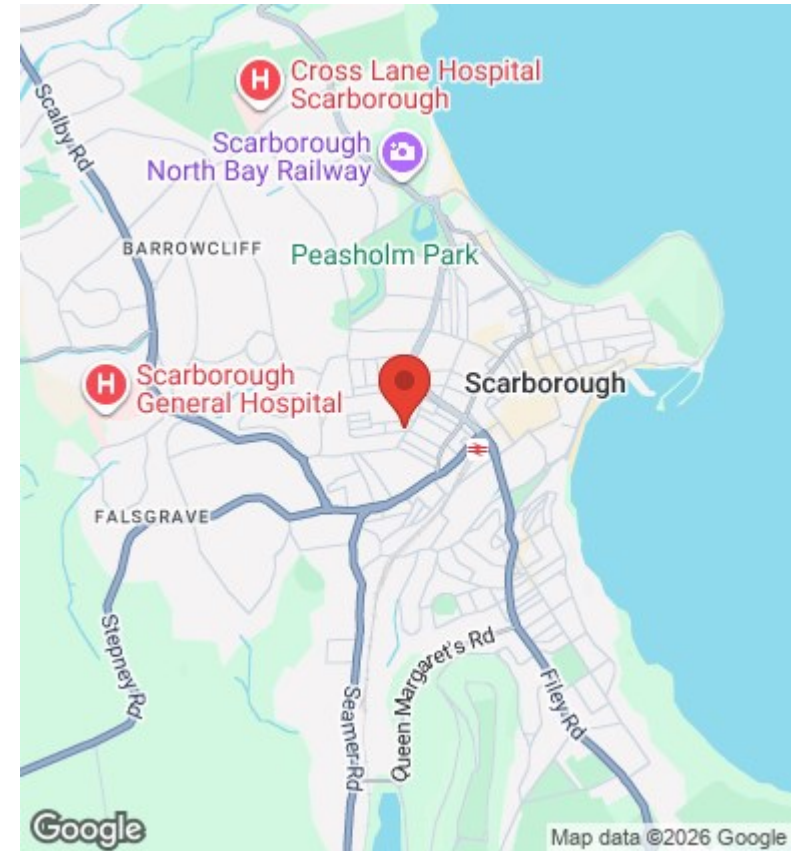


Approximate total area<sup>(1)</sup>  
876 ft<sup>2</sup>  
81.4 m<sup>2</sup>

(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.

GIRAFFE360



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**01723 377707**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	