





colin ellis

Candler Street,
Scarborough, YO12 7DF

Guide Price £106,500

Located only a short distance from Scarborough town centre and close to Gladstone Road school this TWO BEDROOM END TERRACE home comes with a KITCHEN DINER, two double bedrooms and a separate lounge. This much loved home comes fully DOUBLE GLAZED and with GAS CENTRAL HEATING. Viewing is highly recommended.

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VESTIBULE
Upvc double glazed door.

DINING AREA
3.73 x 4.25 (12'2" x 13'11")
Coving, uPVC double glazed bay window, radiator and stairs to first floor.

KITCHEN
1.77 x 3.44 (5'9" x 11'3")
Range of cupboard and draws, space for fridge/freezer, cooker and washing machine, uPVC double glazed windows and door to rear yard, radiator and under stairs storage cupboard.

LIVING ROOM
3.16 x 2.27 (10'4" x 7'5")
Fire surround, uPVC double glazed window and radiator.

LANDING
Upvc double glazed window.

BEDROOM ONE
3.73 x 3.37 (12'2" x 11'0")
Fitted cupboard, radiator and uPVC double glazed window.

BEDROOM TWO
3.25 x 3.17 (10'7" x 10'4")
Radiator and uPVC double glazed window.

BATHROOM
3.37 x 1.72 (11'0" x 5'7")
Bath with electric shower over, hand basin, uPVC double glazed frosted window, wc, radiator and cupboard housing wall mounted boiler.

OUTSIDE
Rear yard.













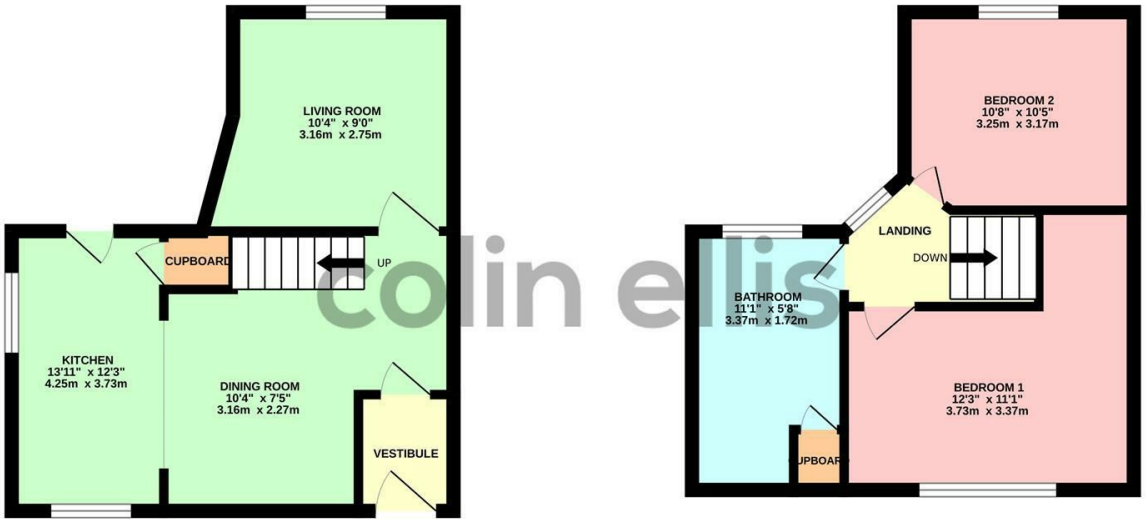






GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



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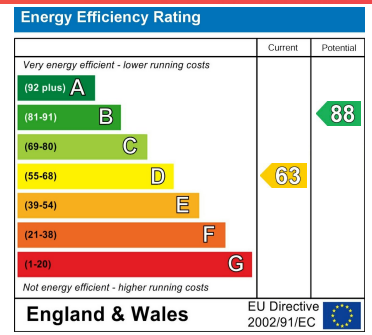
TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

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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Candler Street - 18683884
Council Tax Band - A
Tenure - Freehold

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