



colin ellis

**Candler Street,  
Scarborough, YO12 7DF**

In IMMACULATE CONDITION throughout this TWO BEDROOM MID TERRACED home is located centrally for Scarborough town centre and Gladstone Road School. The property has undergone major renovation with NEW KITCHEN, BATHROOMS and DOUBLE GLAZING. This much loved home has two DOUBLE BEDROOMS as well as TWO BATHROOMS and outdoor space to the rear. The property is perfect for FIRST TIME BUYERS, people looking to downsize or LANDLORDS. Viewing is highly recommended.

**Guide Price £140,000**





### **ENTRANCE**

uPVC double glazed front door into vestibule with ceiling light and door to hallway.

### **HALLWAY**

Radiator, ceiling light and stairs to first floor.

### **LIVING ROOM**

12' 9" x 9' 4" (3.91m x 2.87m)

Fire place with gas fire, uPVC double glazed bay window, ceiling light, radiator and door to hallway.

### **KITCHEN/DINER**

12' 11" x 10' 0" (3.95m x 3.05m)

Newly fitted shaker style kitchen, space for fridge freezer, space for range cooker, extractor, radiator, ceiling light, inset ceiling spotlights, uPVC double glazed window, tiled splash back, opening to inner hallway with uPVC double glazed door and utility cupboard housing washing machine and door to shower room.

### **SHOWER ROOM**

5' 8" x 5' 2" (1.73m x 1.58m)

Newly fitted with mains operated shower, hand basin, vanity unit, WC, part tiled walls, uPVC double glazed window, towel rail/radiator, ceiling light, extractor fan and door to inner hallway.

### **FIRST FLOOR LANDING**

Sky light and ceiling light.

### **BEDROOM ONE**

12' 11" x 10' 0" (3.95m x 3.05m)

uPVC double glazed window, radiator, ceiling light, build in deep wardrobe, door to bathroom and door to landing.

### **BATHROOM**

8' 0" x 5' 6" (2.46m x 1.68m)

Bath with shower over, glass shower screen, WC, hand basin with vanity unit, part tiled walls, ceiling light, extractor fan, uPVC double glazed window, towel rail/radiator and door to bedroom one.





## **BEDROOM TWO**

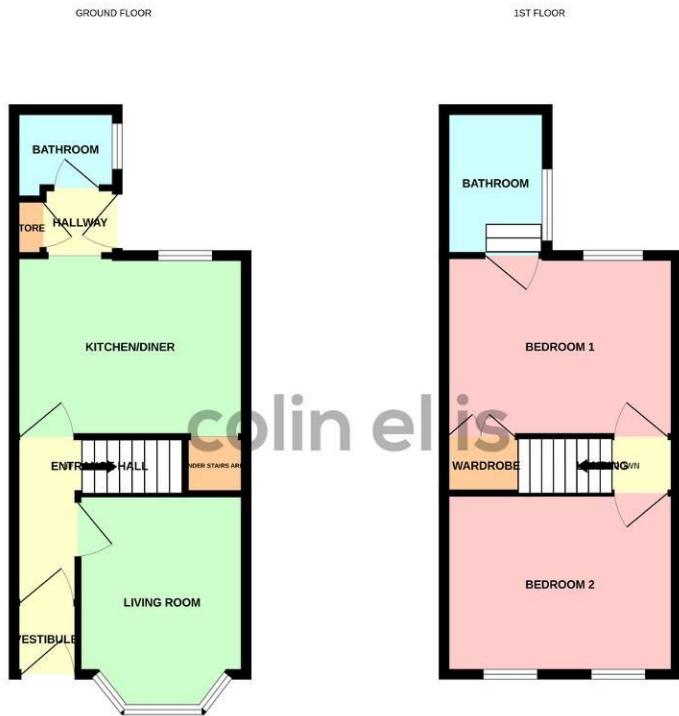
12' 11" x 10' 0" (3.95m x 3.07m)

Two uPVC double glazed windows, ceiling light, radiator, loft access (loft having fold down ladder and boarded for storage) and door to landing.

## **OUTSIDE**

To the front is a courtyard entrance and to the rear is a yard with gated access and storage shed.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency can be given.  
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Candler Street - Reference Number: 12446

Council Tax Band: A

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 COLINELLIS 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	57   D	
39-54	E		
21-38	F		



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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