



colin ellis

**Candler Street
Scarborough, YO12 7DF**

A recently RENOVATED and REFURBISHED THREE bedroom house that offers SPACIOUS LIVING accommodation and would suit families and couples alike. This house is finished to a HIGH STANDARD and includes UPVC DOUBLE GLAZED SASH WINDOWS, EN-SUITE facilities TO ALL BEDROOMS, FIRE DOORS throughout, HARD WIRED FIRE ALARM system and a staircase to the part boarded loft that could easily be finished to add an additional room. To be sold with NO ONWARD CHAIN and VACANT POSSESSION.

Guide Price £170,000







ENTRANCE HALL

uPVC double glazed composite door opening to a spacious hall with large radiator.

LOUNGE

11' 1" x 14' 1" (3.4m x 4.3m)
uPVC double glazed sash windows set within a bay, radiator and solid wood panel door.

DINING ROOM

15' 5" x 11' 9" (4.7m x 3.6m)
uPVC double glazed French doors opening to the rear yard, radiator and solid wood panel doors.

KITCHEN

8' 2" x 14' 5" (2.5m x 4.4m)
uPVC double glazed sash windows, comprehensive range of white gloss base and wall units with coordinating worktops, integrated double oven and microwave, fridge and freezer and dishwasher.

UTILITY ROOM

8' 2" x 8' 6" (2.5m x 2.6m)
uPVC double glazed window and door into the yard, stainless steel sink unit, worktop and space for washing machine and tumble drier.

CLOAKS WC

WC

FIRST FLOOR

Landing that includes solid wood doors to all rooms and stairs up to the loft space.

BEDROOM ONE

10' 5" x 11' 9" (3.2m x 3.6m)
uPVC double glazed sash windows, radiator, fitted wardrobes with mirrored sliding doors.

EN-SUITE

WC, wash basin and shower.





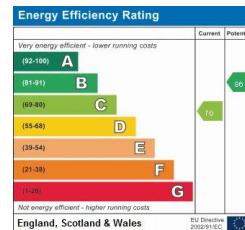
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Candler Street - Reference Number: 12082

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 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.



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