



## Candler Street, , Scarborough, YO12 7DF

- Two reception rooms
- Family bathroom
- Charming mid-terrace house
- Easy access to local schools
- Two double bedrooms
- Functional kitchen space
- Close to Scarborough amenities

**Offers In Excess Of £125,000**





# Candler Street, , Scarborough, YO12 7DF

## DESCRIPTION

Welcome to this charming mid-terrace house located on Candler Street in the picturesque town of Scarborough. This delightful property offers a comfortable living space, making it an ideal home for couples, small families, or those seeking a cosy retreat by the coast.

Inside, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen is conveniently situated, allowing for easy meal preparation and family gatherings. The property boasts two bedrooms, perfect for restful nights, and a generous sized bathroom that caters to your daily needs. Additionally, the rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer barbecues.

Candler Street is situated in a vibrant area of Scarborough, known for its friendly community and convenient amenities. Residents can enjoy easy access to local shops, cafes, and restaurants, all within a short stroll. The stunning coastline and beautiful beaches are just a stone's throw away, providing endless opportunities for seaside walks and leisure activities. With excellent transport links, including bus services and nearby train stations, this location is perfect for those commuting to nearby towns or cities.

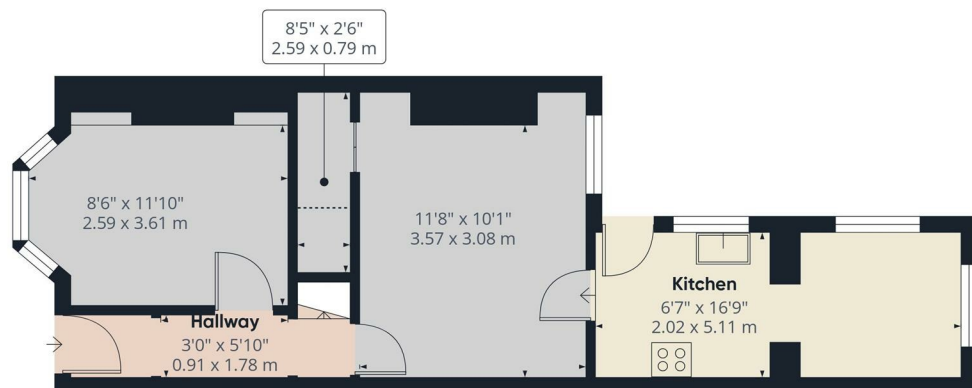
This property presents a wonderful opportunity to embrace coastal living in a charming and welcoming environment. Don't miss your chance to make this lovely house your new home.



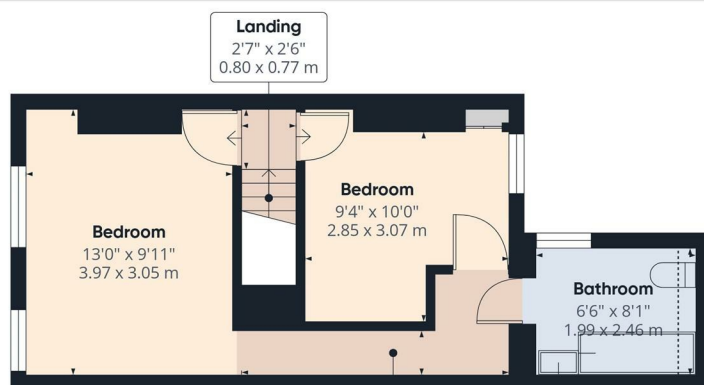








Ground Floor



Floor 1



**HUNTERS®**  
HERE TO GET *you* THERE

**Approximate total area<sup>(1)</sup>**

716 ft<sup>2</sup>  
66.5 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

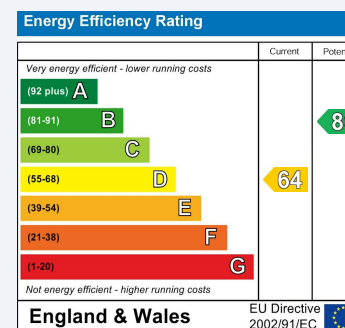
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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