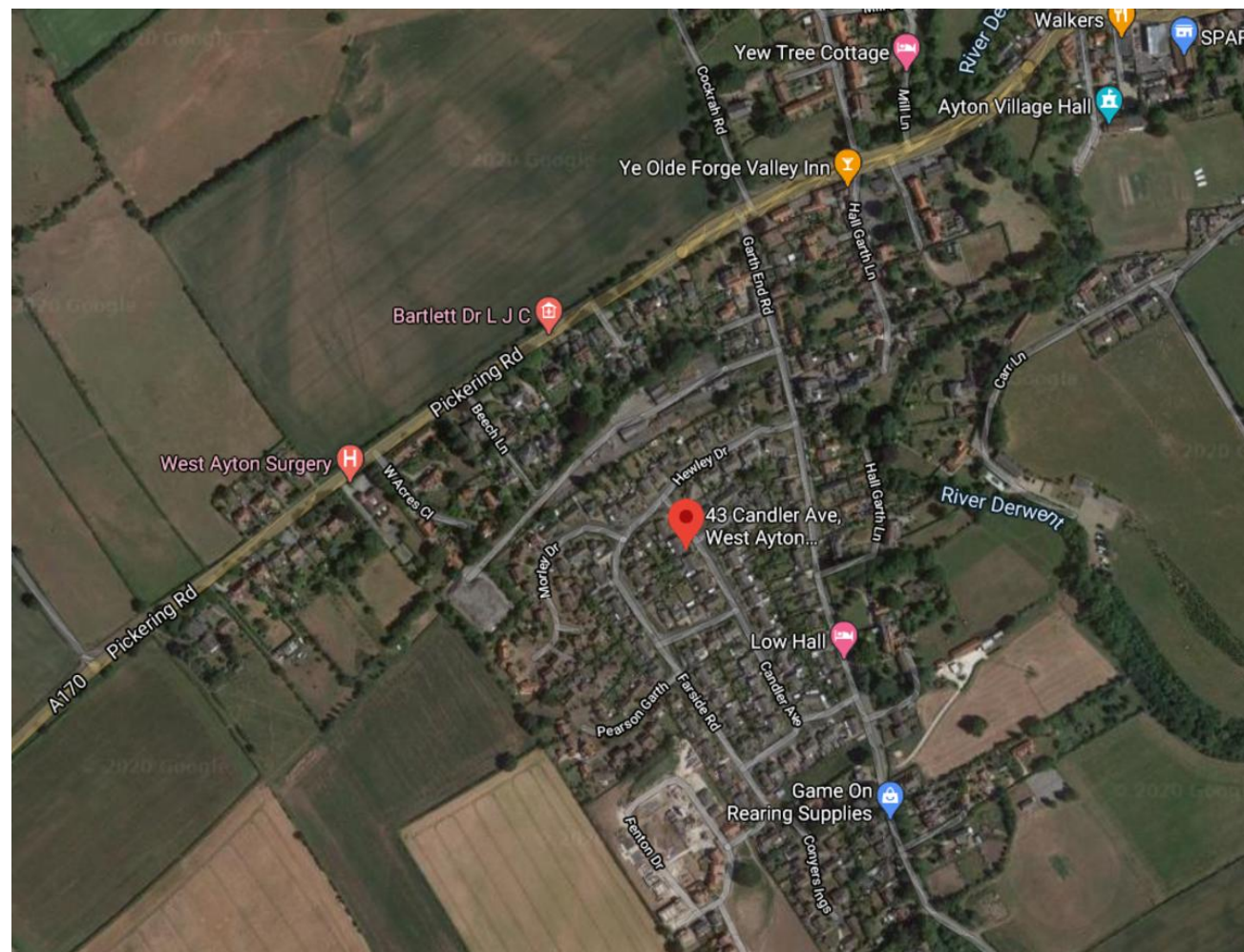


43 Candler Avenue, Scarborough

£189,995



Full EPC information available on request.



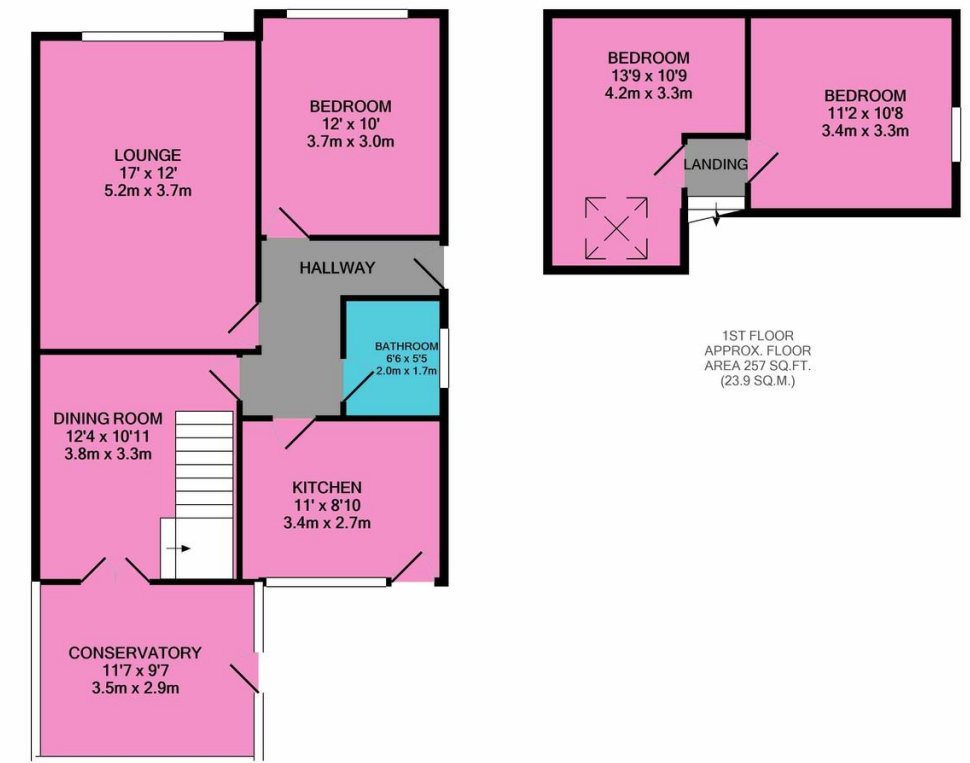
- Semi detached home
- Garage and Driveway
- 2 Reception rooms
- Conservatory
- Modern kitchen
- 3 Bedrooms
- Gas Central Heating
- UPVC windows and doors

Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



**SEMI DETACHED 3 BEDROOM home on Candler Avenue in WEST AYTON with DRIVEWAY, GARAGE and GARDEN.**

The property briefly comprises of an entrance hallway leading to a spacious sitting room with feature fireplace, separate dining room with doors opening into conservatory. Modern fitted kitchen and contemporary bathroom. The master bedroom is downstairs whilst upstairs are 2 further double sized bedrooms. To the outside is a block paved driveway and garage. Garden to the front and rear are laid mainly to lawn.



GROUND FLOOR  
APPROX. FLOOR  
AREA 771 SQ.FT.  
(71.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 257 SQ.FT.  
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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