



**Bramble Way,
Scarborough, YO13 0BU**

This lovely SEMI DETACHED house in Scalby boasts THREE BEDROOMS, perfect for a growing family or those in need of extra space. One of the standout features of this property is its garden, Being a new build, this property offers MODERN AMENITIES and a fresh, contemporary feel. The SHARED OWNERSHIP makes it an attractive opportunity for those looking to step onto the property ladder. Viewing is highly recommended.

25% Shared Ownership £57,500

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ENTRANCE

Composite front door into hallway with radiator, ceiling light and stairs to first floor.

LIVING ROOM

4.35 x 4.36 (14'3" x 14'3")

Two ceiling lights, french doors out onto rear patio, radiator and under stairs storage cupboard.

KITCHEN

3.36 x 2.21 (11'0" x 7'3")

Fitted kitchen with range of cupboards and drawers, built in oven, gas hob and extractor, space for washing machine, space for dishwasher, space for fridge freezer, uPVC double glazed window, radiator, extractor fan, ceiling light and stainless steel sink.

WC

1.89 x 0.90 (6'2" x 2'11")

WC, hand basin, radiator, ceiling light, extractor fan and uPVC double glazed frosted window.

FIRST FLOOR LANDING

Ceiling light and loft access.

BEDROOM ONE

3.61 x 2.37 (11'10" x 7'9")

uPVC double glazed window, radiator and ceiling light.

BEDROOM TWO

4.14 x 2.37 (13'6" x 7'9")

uPVC double glazed window, radiator and ceiling light.

BEDROOM THREE

2.76 x 1.91 (9'0" x 6'3")

uPVC double glazed window, radiator and ceiling light.



BATHROOM

1.89 x 1.88 (6'2" x 6'2")

uPVC double glazed frosted window, bath with electric shower over, glass screen, WC, hand basin, radiator, part tiled walls, extractor fan and ceiling light.

OUTSIDE

To the side is a driveway with parking for two cars and to the rear is a patio area and steps down to a lawned area.

FURTHER INFORMATION

You will need to meet one or more of the following criteria:

Be a first-time buyer, a key worker or re-entering the housing market

Not have your name on the deeds of another property or another mortgage

Not be able to buy a property on the open market without assistance

Have a household income below £80,000

Be able to get a mortgage

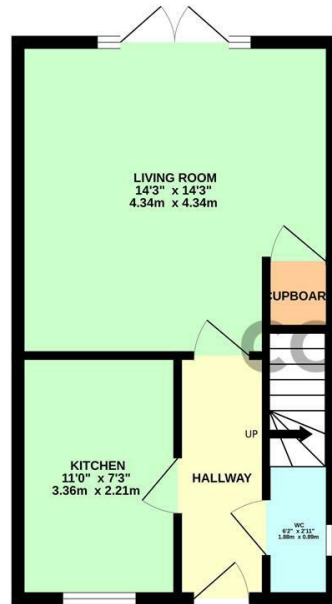
An ability to raise and service an appropriate mortgage loan

Sufficient disposable income to meet the costs associated with homeownership

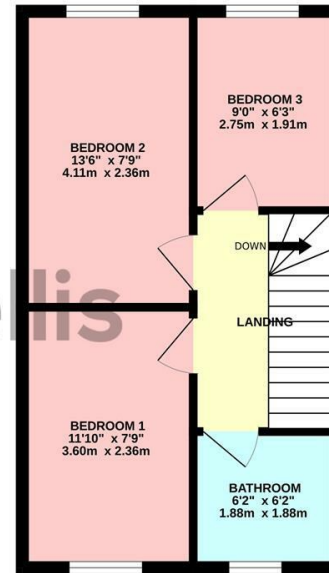
Available savings to meet all the costs associated with a house purchase.



GROUND FLOOR



1ST FLOOR



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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Bramble Way - 18616257
Council Tax Band - C
Tenure - Leasehold

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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