



colin ellis

Iris Close, Scarborough, YO13 0FT

Tucked away within a contemporary and highly regarded development in the charming village of Burniston, this exceptionally well presented two bedroom end-terrace home effortlessly combines modern design with energy efficiency, and village lifestyle. Offered on a 30% shared ownership basis, the property presents an excellent and accessible opportunity for buyers looking to step onto the property ladder.

Built recently the property is ideal for buyers seeking a turn-key home with stylish interiors, excellent natural light, and thoughtful eco-friendly features.

30% Shared ownership £67,500



PROPERTY DESCRIPTION

From the moment you enter, the home impresses with its clean lines, soft neutral tones, and abundance of natural light, creating a calm and contemporary feel throughout.

The ground floor comprises a welcoming hallway with herringbone wood flooring, a modern fitted kitchen and a spacious living room with dining area, herringbone wood flooring and direct access to the rear garden, perfect for relaxing or entertaining. A convenient downstairs WC completes the ground floor.

To the first floor are two well proportioned double bedrooms, both filled with natural light, along with a stylish family bathroom fitted with a contemporary suite.

The property benefits from a private enclosed rear garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and enjoying sunny days.

There are two allocated parking spaces, along with an electric vehicle charging point for added convenience.

ENERGY EFFICIENCY

Designed with sustainability in mind, the property includes PV solar panels, helping to reduce energy costs and environmental impact.

LIVING ROOM

4.58 x 4.31 (15'0" x 14'1")

KITCHEN

3.26 x 2.28 (10'8" x 7'5")

WC

1.80 x 0.88 (5'10" x 2'10")

BEDROOM

2.50 x 4.37 (8'2" x 14'4")

BEDROOM

3.09 x 3.26 (10'1" x 10'8")

BATHROOM

2.23 x 2.17 (7'3" x 7'1")

ADDITIONAL INFORMATION

Shared Ownership with Beyond Housing provides an affordable way to step onto the property ladder. Buyers purchase a share of the property (in this case, 30%) and pay a subsidised rent on the remaining share, reducing the upfront cost of home ownership.

To be eligible, applicants must be aged 18 or over, have a household income of £80,000 or less per year, and be unable to purchase a suitable home on the open market. Priority is typically given to first time buyers, although applicants who have previously owned a home may still be considered if they are unable to buy outright.

Buyers must be able to secure a mortgage (if required), pass affordability checks, and use a solicitor approved by Beyond Housing. There is also the option to increase ownership over time through staircasing, subject to eligibility and affordability.

TENURE

- * 30% Shared Ownership
- * Rent payable on remaining share £340.69 per month
- * Leasehold







Approximate total area[®]
682 ft²
63.2 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

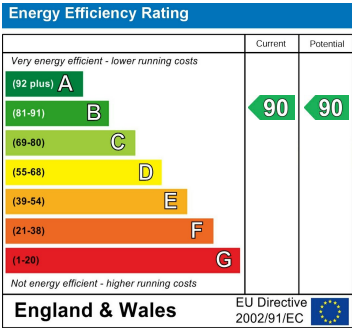
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Iris Close - 18787020
Council Tax Band - B
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.



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