



## 9 ASPEN DRIVE SCARCROFT, LS14 3DT

£4,375 PER MONTH

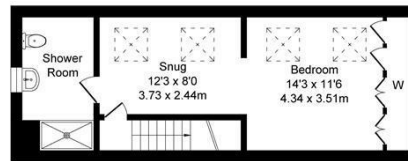
Discover your dream home in Scarcroft: spacious, modern, and perfectly located for both comfort and convenience. This is a six bedroom furnished home presented in immaculate condition, furnished.

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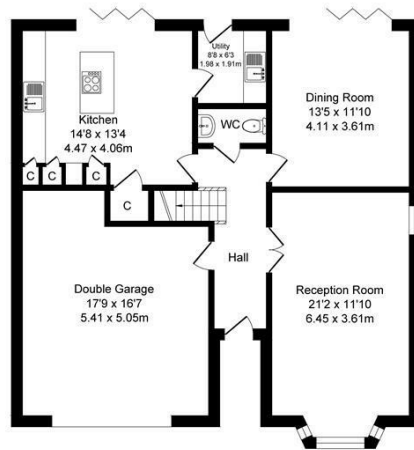
SELLERS OF THE FINEST HOMES

Aspen Drive, Scarcroft  
 Total Approx. Floor Area 2412 Sq.ft. (224.2 Sq.M.)

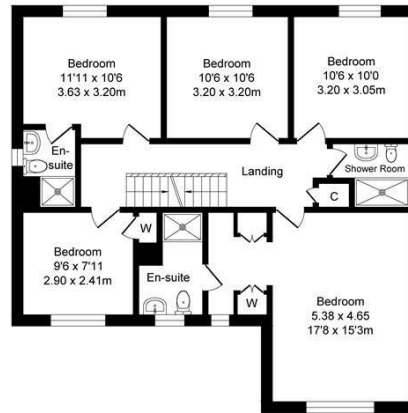
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



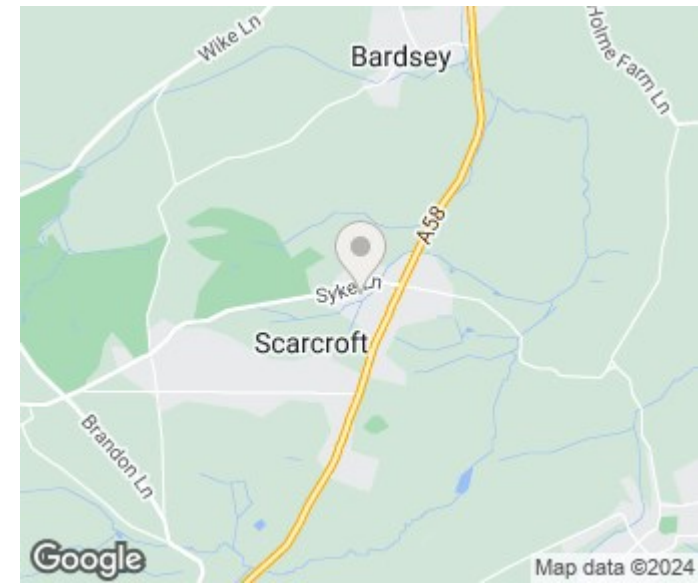
Second Floor  
 Approx. Floor Area 385 Sq.Ft (35.8 Sq.M.)



Ground Floor  
 Approx. Floor Area 1079 Sq.Ft (100.3 Sq.M.)



First Floor  
 Approx. Floor Area 948 Sq.Ft (88.1 Sq.M.)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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