



Yellow Stone Drive York Road

Scawthorpe, Doncaster, DN5 7UN

Prices From £479,500

INCENTIVES AVAILABLE!

4 HIGH SPECIFICATION NEW HOMES LOCATED ON A PRIVATE GATED CUL DE SAC IN SOUGHT AFTER LOCATION, OFF YORK ROAD.
'WHISPERING PINES' NOW UNDER OFFER ; 3 PLOTS REMAINING. RESERVE NOW FOR CHOICE OF FITTINGS.

These four luxury homes enjoy a very convenient, yet secluded setting within easy reach of the City Centre, local shopping facilities and the motorway network. Comprising of 2 property types, each feature underfloor heating, well appointed kitchens with a host of integrated appliances and half tiled bathrooms.

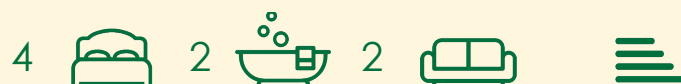
Generous double garages with remote doors, along with good sized, landscaped gardens.

Cloverdale (2,400 sq ft) - £499,000
Sunset Ridge (2,200 sq ft) - £479,500
Water View (2,200 sq ft) - £479,500
Whispering Pines (2,400 sq ft) UNDER OFFER
Note - sizes include double garages

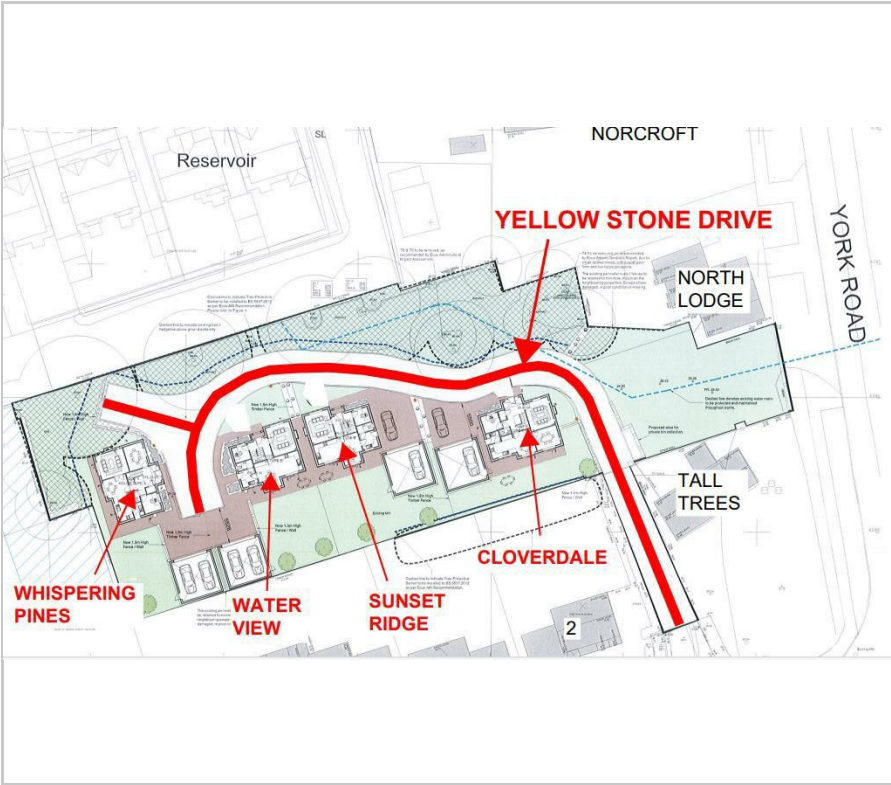
- stunning new homes built to high specification throughout
- only 4 plots, within private gated setting (Plot 4 under offer)
- highly energy efficient
- double garages and further parking
- easy access to local facilities as well as main motorway routes
- fully carpeted with underfloor heating to ground floor
- high quality fitted kitchen with appliances
- 10 year guarantee / EV charger
- proposed build completion, Spring / Summer 2025

Viewing

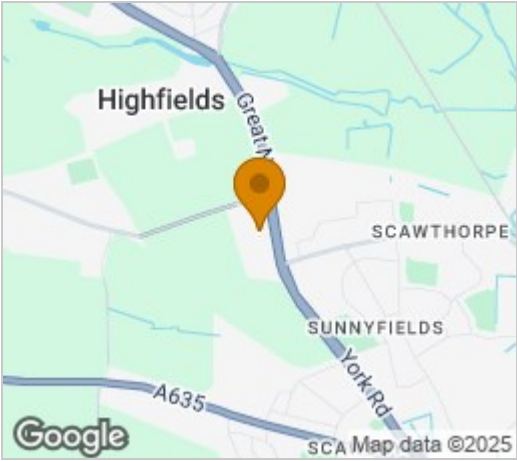
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.