



## Plot 13, The Lotus, Eastfield, Scarborough, YO11 3EX

Asking Price £395,000

- Open plan Kitchen, Living and Dining Room
- Exclusively for over 55's
- Two double bedrooms and one single bedroom
- 2 year emergency cover
- French doors leading onto the garden from the living room
- 10 year NHBC warranty
- Ensuite Shower room
- Family Bathroom
- Fully fitted kitchen with integrated appliances and separate Utility Room
- Private driveway and garage

## Directions

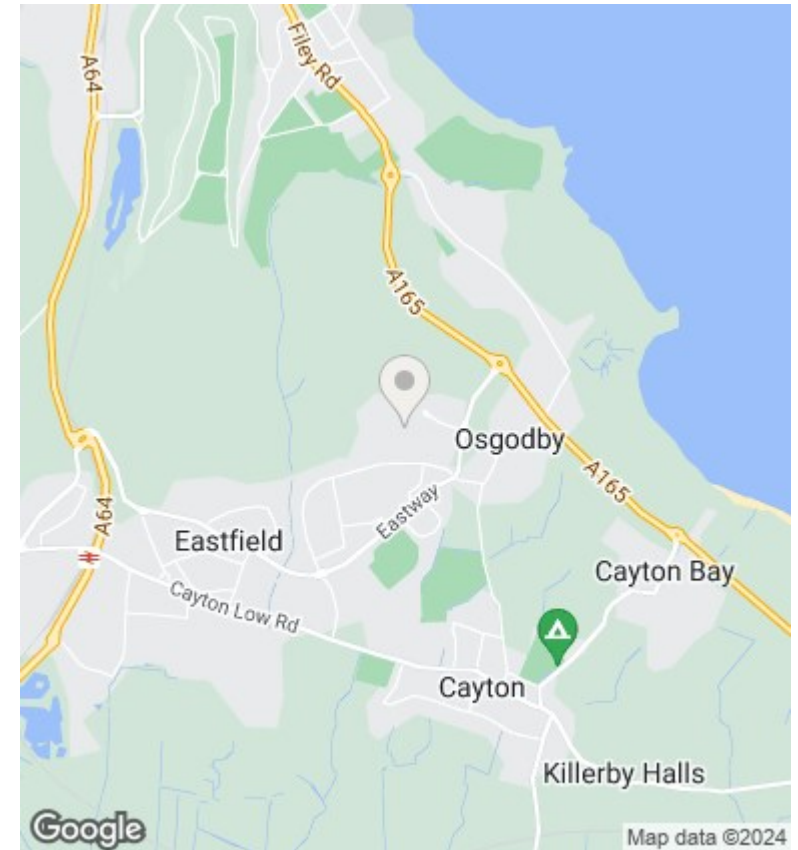
## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

New Build

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	