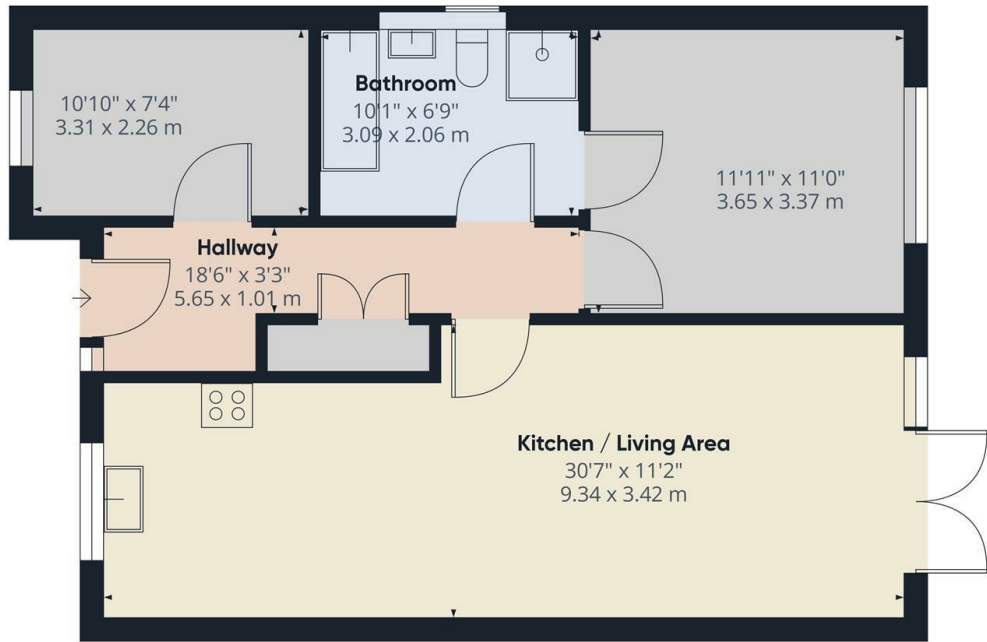




Plot 3, The Morgan The Boulevard, Scarborough, North Yorkshire,

£235,000

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

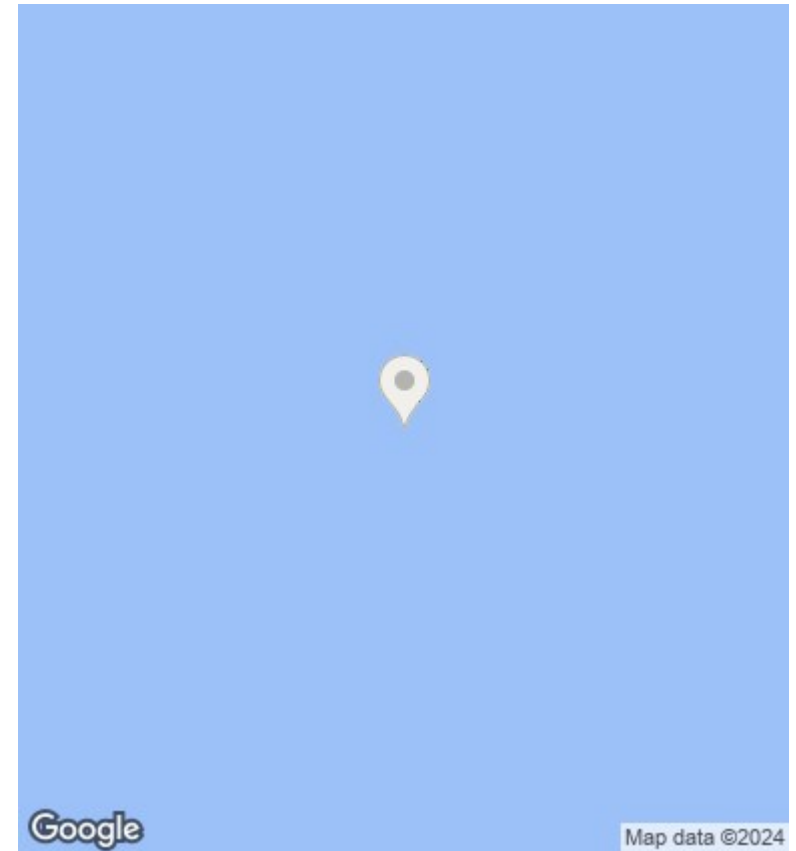


Approximate total area*
706.39 ft²
65.63 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	