



## Yellow Stone Drive York Road

Scawthorpe, Doncaster, DN5 7UN

### Prices From £479,500

INCENTIVES AVAILABLE!  
PRICES FROM £479,500  
PLOTS 1 AND 4 NOW SOLD.

4 HIGH SPECIFICATION, 4 BEDROOM DETACHED NEW HOMES LOCATED ON A PRIVATE GATED CUL DE SAC IN SOUGHT AFTER LOCATION, OFF YORK ROAD.  
'WHISPERING PINES' NOW UNDER OFFER : 2 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) - SOLD  
Sunset Ridge (2,200 sq ft) - £479,500  
Water View (2,200 sq ft) - £479,500  
Whispering Pines (2,400 sq ft) UNDER OFFER

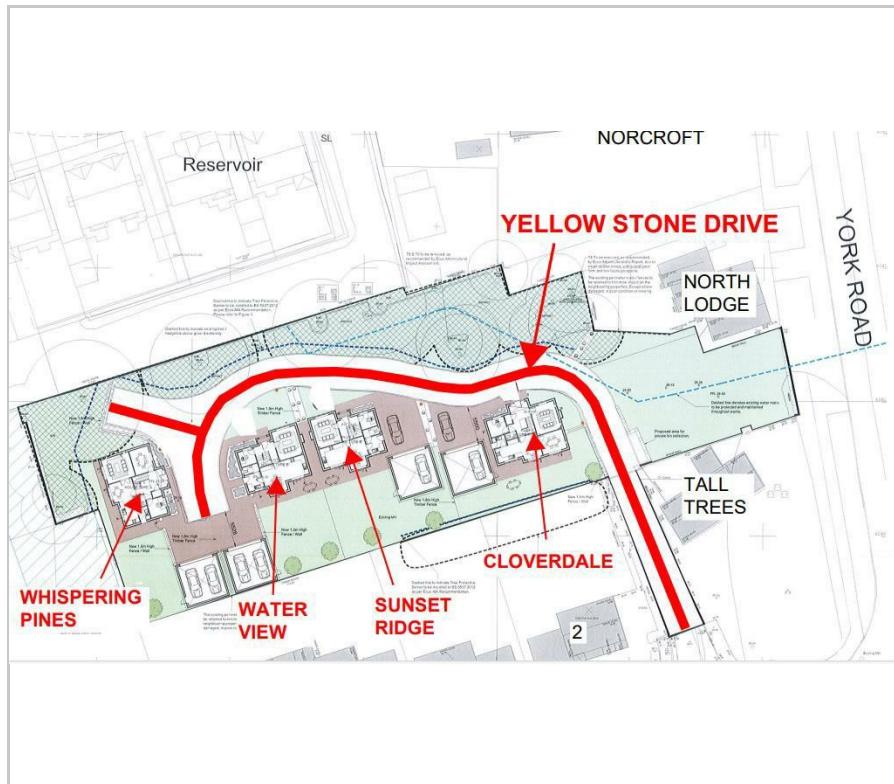
- stunning new , 4 bedroom homes built to high specification throughout
- only 4 plots, within private gated setting (Plot 4 and 1 under offer)
- highly energy efficient
- double garages and further parking
- easy access to local facilities as well as main motorway routes
- fully carpeted with underfloor heating to ground floor
- high quality fitted kitchen with appliances
- 10 year guarantee / EV charger
- build now complete
- ONLY 2 PLOTS REMAINING

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



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