



## Plots 2 and 3 Yellow Stone Drive

York Road, Scawthorpe, Doncaster, DN5 7UN

**Asking Price £465,000**

2 LAST REMAINING HOMES ON THIS EXCLUSIVE DEVELOPMENT OFF YORK ROAD  
INCENTIVES AVAILABLE!

PLOTS 1 AND 4 NOW SOLD.

CURRENTLY AVAILABLE - WATER VIEW (PLOT 2) and SUNSET RIDGE (PLOT 3)

These 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 (ground floor), well appointed kitchens with a host of integrated appliances and half tiled bathrooms.

PLOTS 2 AND 3 provide very well proportioned 4 bedroom accommodation, with en suite to the master bedroom and a high quality family bathroom. The ground floor features a good sized open plan living / dining / kitchen, separate lounge and study, with utility room off the kitchen.

Generous double garage with remote doors, along with good sized, landscaped, mainly lawned gardens.

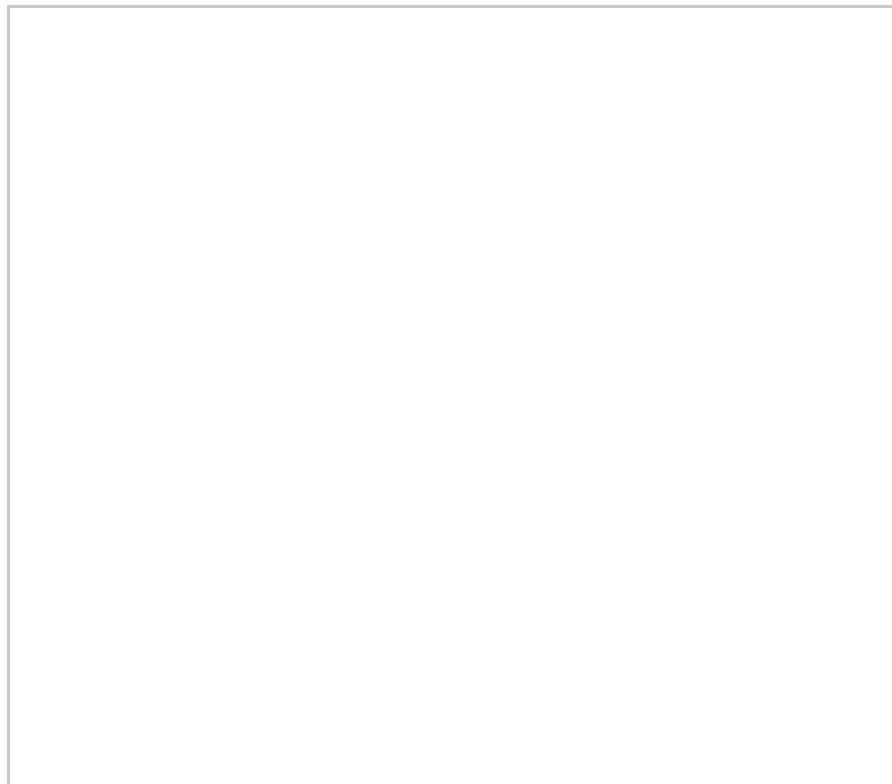
- exclusive gated development of just 4 homes
- very sought after and convenient location
- constructed and appointed to a very high specification
- air source heat pump, part underfloor heating
- high level of efficiency
- 10 year guarantee
- floor coverings throughout
- easy access to local shops, A1 motorway and City Centre
- double garage and off road parking
- NOW 'MOVE IN' READY!

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

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



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