



## SHELBY

Option for Ground floor bedroom  
as SELECT extra

3 Bedroom Detached House



SANDCASTLES  
SCARBOROUGH



Ground Floor

Lounge/Dining/Kitchen 5650mm x 5265mm 18' 5" x 17' 3"  
Bedroom 3 3320mm x 2600mm 10' 9" x 8' 5"  
Shower Room 1450mm x 2300mm 4' 8" x 7' 5"

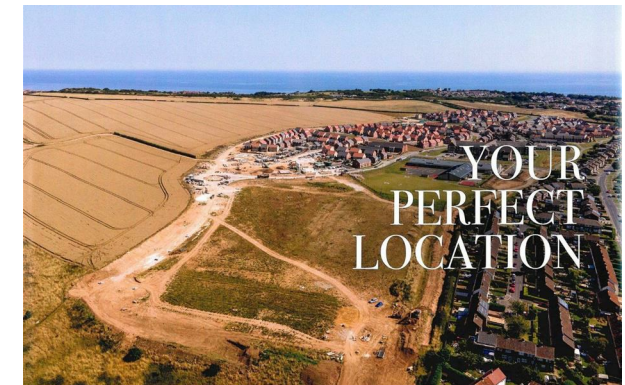
First Floor

Bedroom 1 3650mm x 3230mm 12' 0" x 10' 6"  
Bedroom 2 3270mm x 4140mm 10' 7" x 13' 6"  
Office/Study Room 2250mm x 3320mm 7' 5" x 10' 9"  
En-suite Bathroom 1900mm x 2385mm 6' 2" x 7' 8"  
WC 1900mm x 1450mm 6' 2" x 4' 8"

\* 98.0 sqm 1057 sqft

\*\* Measurements represent approximate values. Dimensions shown are within 10mm (3/8") of what they may be. All measurements are based on the finished floor. Appliances are shown as approximate only. Dimensions do not include wall thicknesses. All measurements are based on the finished floor. Appliances are shown as approximate only. Dimensions do not include wall thicknesses.

LATER  
LIVING  
by LOVELL



## Plot 12, The Shelby The Boulevard, Eastfield, Scarborough, YO11

£335,000

- 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 & separate WC
- Fully fitted kitchen with integrated appliances
- Private driveway and garage

## Directions

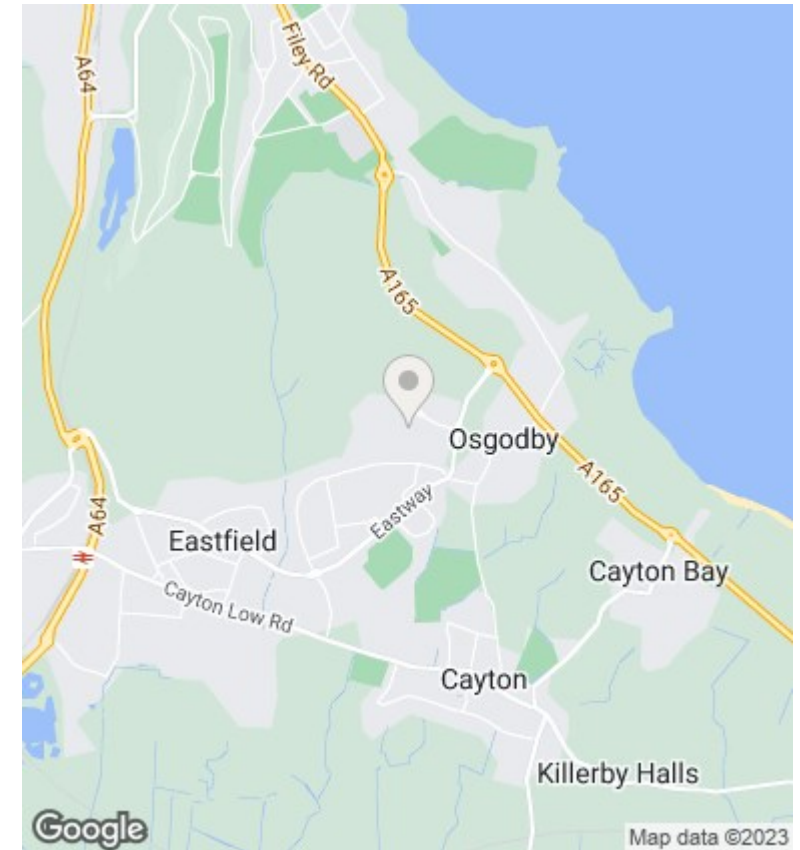
## Viewings

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<br>2002/91/EC |           |