



## 9 ASPEN DRIVE SCARCROFT, LS14 3DT

£4,150 PER MONTH

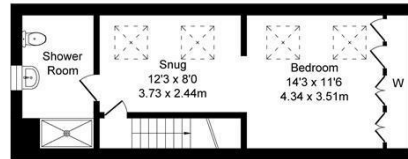
Discover your dream home in Scarcroft: spacious, modern, and perfectly located for both comfort and convenience. This is a six bedroom home presented in immaculate condition, available furnished

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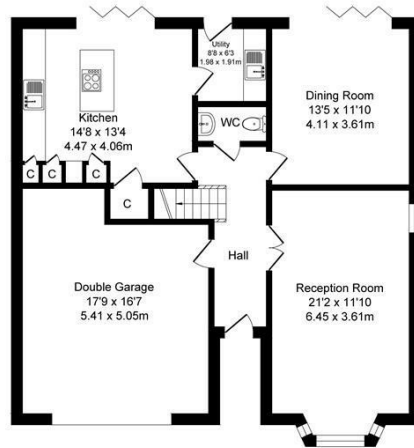
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Aspen Drive, Scarcroft  
Total Approx. Floor Area 2412 Sq.ft. (224.2 Sq.M.)

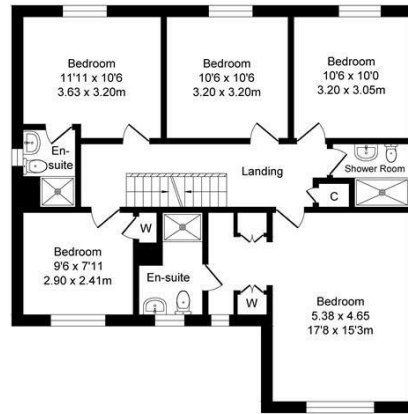
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



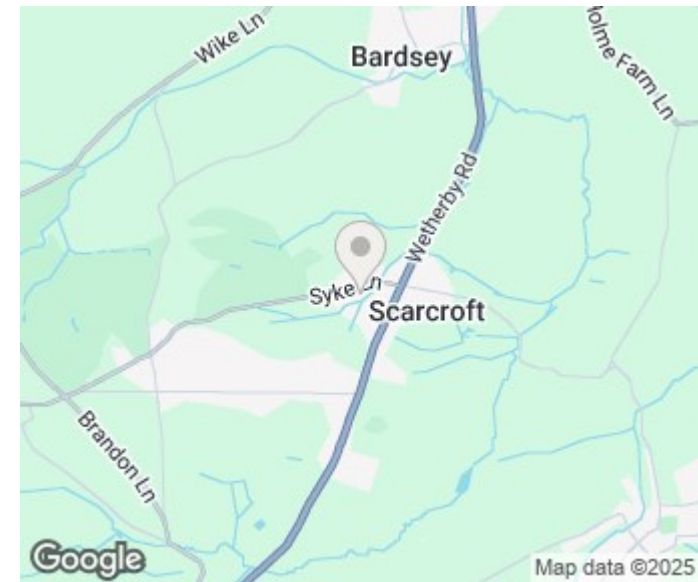
Second Floor  
Approx. Floor Area 385 Sq.Ft (35.8 Sq.M.)



Ground Floor  
Approx. Floor Area 1079 Sq.Ft (100.3 Sq.M.)



First Floor  
Approx. Floor Area 948 Sq.Ft (88.1 Sq.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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