



The Bootham, Cocoa Gardens Wigginton Road, York YO31 8AY

25% Shared Ownership



Shared Ownership

Opportunity to purchase between 25% and 75% of the full market value, with the option to acquire the freehold after purchase.

The Bootham is an exceptional three-storey home offering over 1,000 sq. ft. of versatile living space, designed to suit a wide range of buyers.

The ground floor opens with an entrance hall and cloakroom, leading through to a superb open-plan kitchen, living and dining area. Finished with high-quality Amtico flooring, this welcoming space features a contemporary kitchen fitted with sleek wall and base units, stylish worktops, splashback tiling and a full range of integrated Bosch appliances including oven, induction hob and microwave. French doors at the rear open directly onto the garden, flooding the room with natural light.

To the first floor, a generous landing gives access to two double bedrooms, one with fitted wardrobes. A modern family bathroom completes this level, with a Vitra suite including bath, basin and WC, complemented by Vado brassware and striking geometric floor tiles.

The second floor is dedicated to the principal bedroom, featuring further fitted wardrobes and a private en-suite shower room.

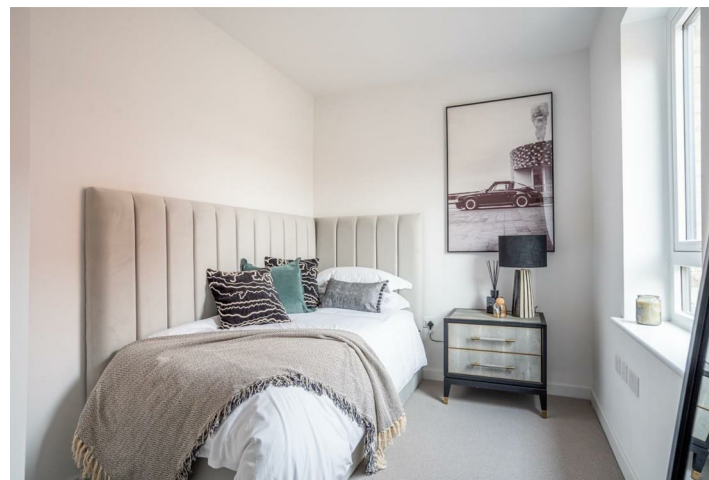
Externally, the property enjoys a private rear garden with lawn and patio areas, enclosed by fencing and including a shed and outdoor tap. On-street parking is available by permit.

Please note: images shown are stock photographs. Fixtures and fittings may vary by plot.

Leasehold – 990 years from 2025

Ground Rent: £0

Service Charge: £45.40 per calendar month

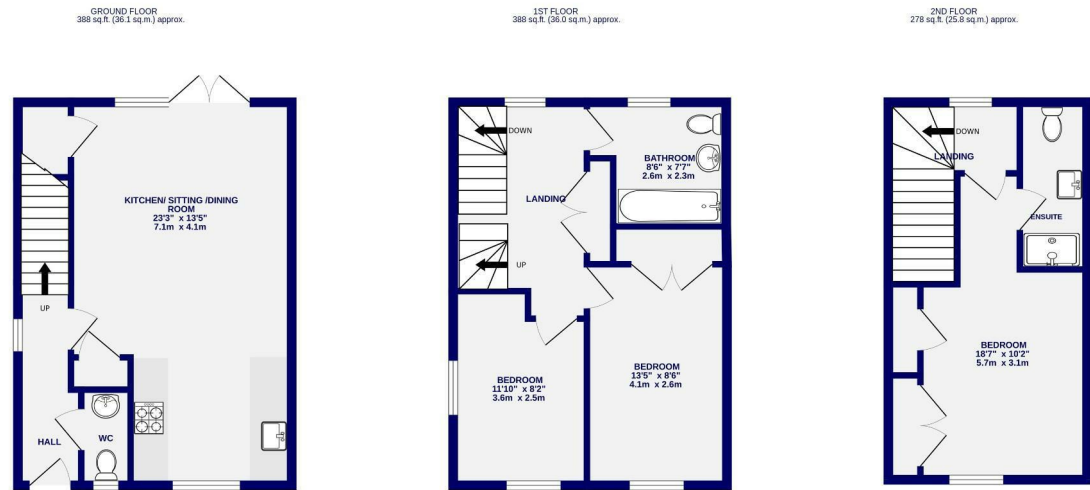




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Leasehold
Council Tax Band -

- 25% - 75% SHARED OWNERSHIP Initial
With Option to Increase to Full Freehold
- End Townhouse
- Three Bedrooms
- Bathroom, Ensuite & W.C
- Popular Residential Development
- Air Source Heat Pumps
- New Build Property



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