



Cocoa Gardens

Wigginton Road, York

YO31 8AY

35% Shared Ownership



35% SHARED OWNERSHIP

Set in a most convenient position, offering easy access to York city centre, train station, York District Hospital and a range of local schools, is the highly sought after development of Cocoa Gardens. Designed and constructed by Latimer, part of Clarion Housing Group, this exceptional site offers a choice of contemporary builds, designed with quality and efficiency in mind as the properties feature air source heat pumps.

A perfect home for any first time buyer or couple, the Ouse offers open plan living on the ground floor with the benefit of two double bedrooms.

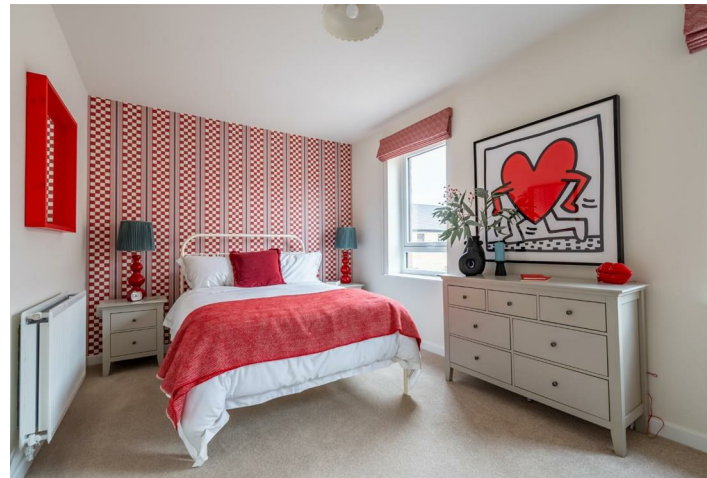
Internally the property offers an entrance hall which leads into the open plan reception and kitchen space. High quality Amtico flooring seamlessly connects the living areas, and is bathed in natural light thanks to the expansive French doors that look out to the garden. The kitchen offers an array of contemporary wall and base units, with complimenting fixtures and fittings. Well equipped, the kitchen consists of a range of integrated appliances, including a Bosch fan oven, Bosch microwave and Bosch induction hob. To complete the ground floor is a cloakroom off the hall, and a deep storage cupboard accessed from the living space.

On the first floor are two double bedrooms allowing for a range of furniture in any position. These bedrooms are supplied by the three piece family bathroom. The bath offers a rainfall shower in addition to a separate hand held shower.

Externally is a self contained garden which comprises of space for lawn and patio, with a fence surround. Conveniently there is a shed for storage, in addition to an outdoor tap. On street parking is available, permit needed.

Please note that images displayed are stock photographs, and the fixtures and fittings may vary on each plot.

Leasehold
990 year lease from 2025
£0 Ground Rent
£57.66 per annum Service Charge (TBC by developer)



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Leasehold
Council Tax Band -

- SHARED OWNERSHIP - purchase a share between 35% and 75%
- Two Bedroom Townhouse
- Bathroom & Ground Floor W.C
- Popular Residential Development
- Close To York City Centre
- Perfect First Home
- No Onward Chain



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storeroom will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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