





# Cocoa Gardens Wigginton Road, York YO31 8JQ

£440,000



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.

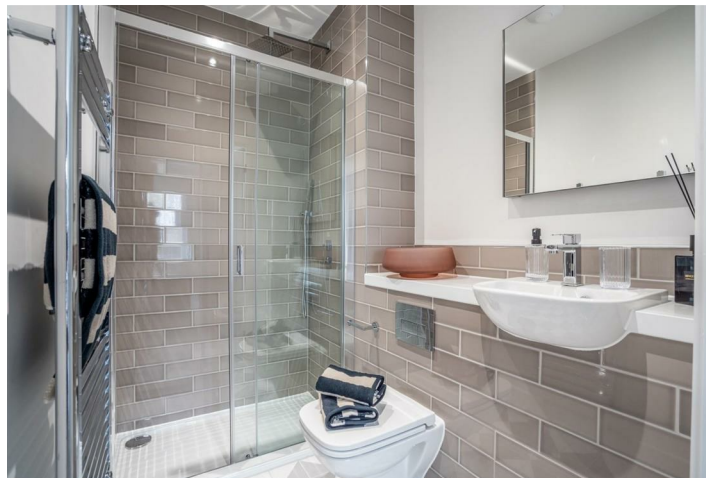
Designed and constructed by Latimer, part of Clarion Housing Group, this exceptional site offers a choice of contemporary builds, designed with quality and efficiency in mind as the properties feature air source heat pumps.

Offering over 1,100 square feet of living accommodation, The Clifford showcases a contemporary design throughout, making it an ideal property for a variety of buyers.

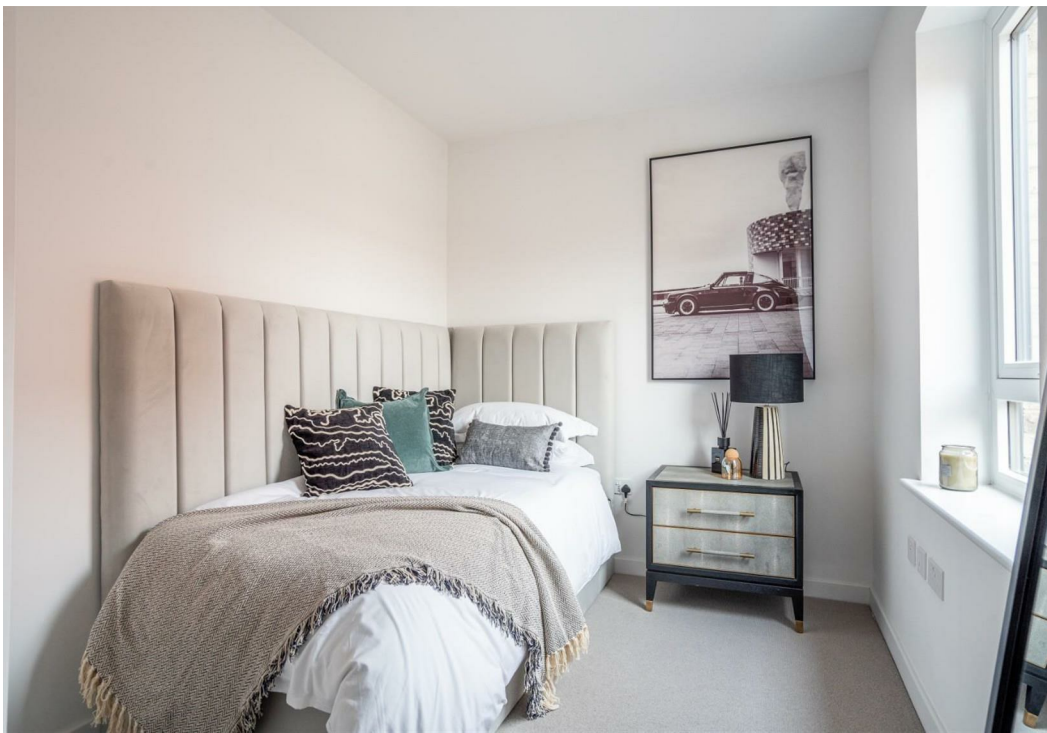
The property opens into an inviting entrance hall that leads to the spacious kitchen diner. A large window overlooking the front aspect floods the space with natural light, highlighting the Amtico flooring that extends throughout the ground floor. The kitchen features a stylish selection of contemporary wall and base units, complemented by sleek fixtures, fittings, and coordinating splashback tiles. Fully equipped for modern living, the kitchen includes integrated Bosch appliances, including a fan oven, microwave, and induction hob.

At the rear of the property is a generous living room with French doors that provide direct access to the private garden. Completing the ground floor is a convenient cloakroom and a deep understairs storage cupboard, accessible from the living room.

On the first floor are three generously sized double bedrooms. The master bedroom boasts a luxurious walk-in wardrobe, positioned adjacent to the three-piece ensuite shower room. Off the landing is the family bathroom, which features a Vitra toilet, basin, and bath with an overhead shower. Complemented by Vado brassware and stylish geometric-patterned floor tiles, the bathroom and ensuite offer a sense of luxury and relaxation.







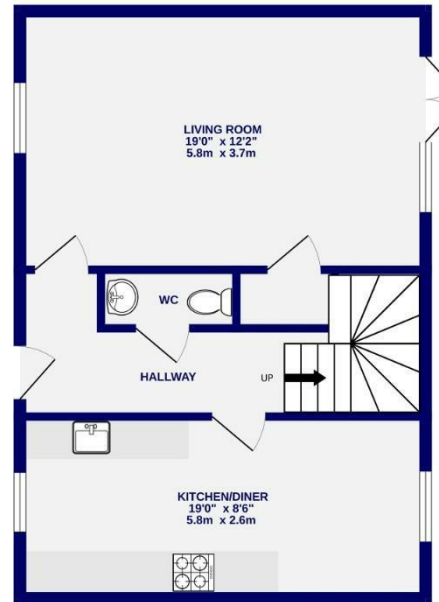


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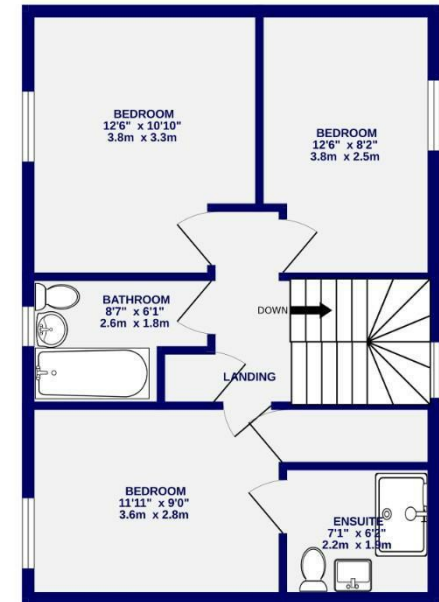
Freehold  
Council Tax Band -

- 5% Deposit Boost Available On This Property
- New Build Semi Detached House
- Three Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Open Plan Kitchen Diner
- Permit Parking
- West Facing Rear Garden
- No Onward Chain

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1125sq.ft. (104.5 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/stores 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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