



Ashtons

Cocoa Gardens, Wigginton Road, York, YO31 8JQ

Cocoa Gardens  
Wigginton Road, York  
YO31 8JQ

£340,000



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 downstairs 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.

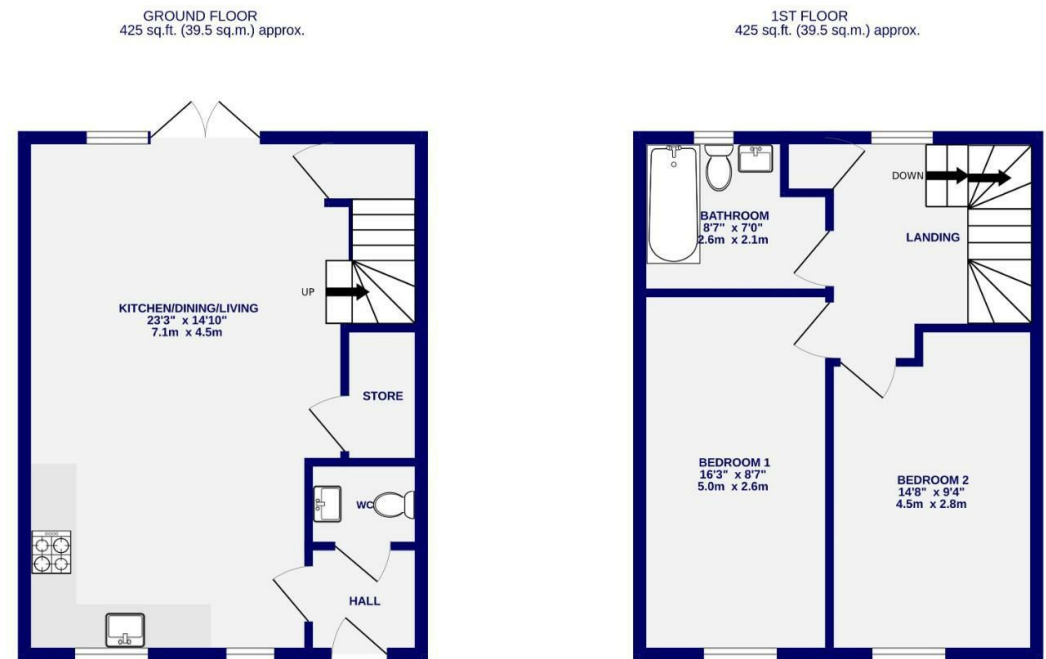




# Cocoa Gardens Wigginton Road, York YO31 8JQ

Freehold  
Council Tax Band -

- 5% Deposit Boost Available On This Property
- Two Bedroom Townhouse
- Bathroom & W.C
- Open Plan Kitchen Diner
- East Facing Rear Garden
- Permit Parking
- Air Source Heat Pumps
- No Onward Chain



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