



Cocoa Gardens
Wigginton Road, York
YO31 8JQ

£560,000



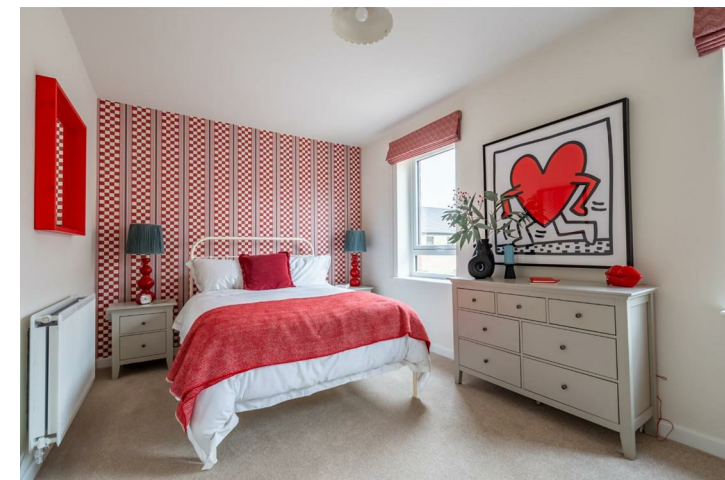
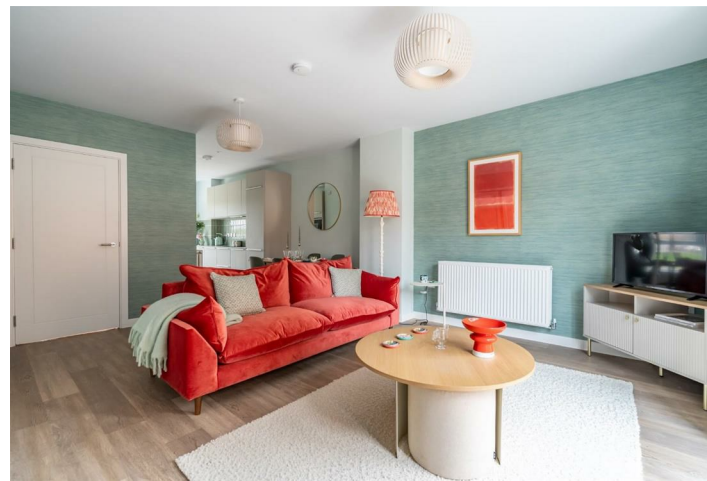
Set in a most convenient position, offering easy access to York city centre, train station, York District Hospital and a range of local schools, is the highly sought after development of Cocoa Gardens.

Designed and constructed by Latimer, part of Clarion Housing Group, this exceptional site offers a choice of contemporary builds, making it an ideal destination for a range of buyers. Built on the former Rowntree's factory grounds, and inspired by the ethos of Joseph Rowntree himself, creating a sense of community is at the heart of the Cocoa Gardens as the site incorporates several open green spaces.

Offering fantastic living accommodation throughout, is The Walmgate. Spanning over three floors, and offering four well proportioned bedrooms, this contemporary townhouse could make the perfect family home.

Internally, the property features a spacious hall that leads into the open plan kitchen, living, and dining area. With windows on two aspects, this wonderful space is bathed in natural light throughout the day. High quality Amtico flooring spans the ground floor, providing a luxurious yet low maintenance finish.

At the front of the property is the fitted kitchen, which boasts a stylish array of wall and base units complemented by sleek fixtures, fittings, and splashback tiles. Well equipped, the kitchen includes a range of appliances, including a Bosch fan oven, microwave, and induction hob. To the rear of the property is the living and dining area, which overlooks the garden through French doors. Conveniently, this room also includes two deep cupboards, ideal for various storage needs. Completing the ground floor is a cloakroom.

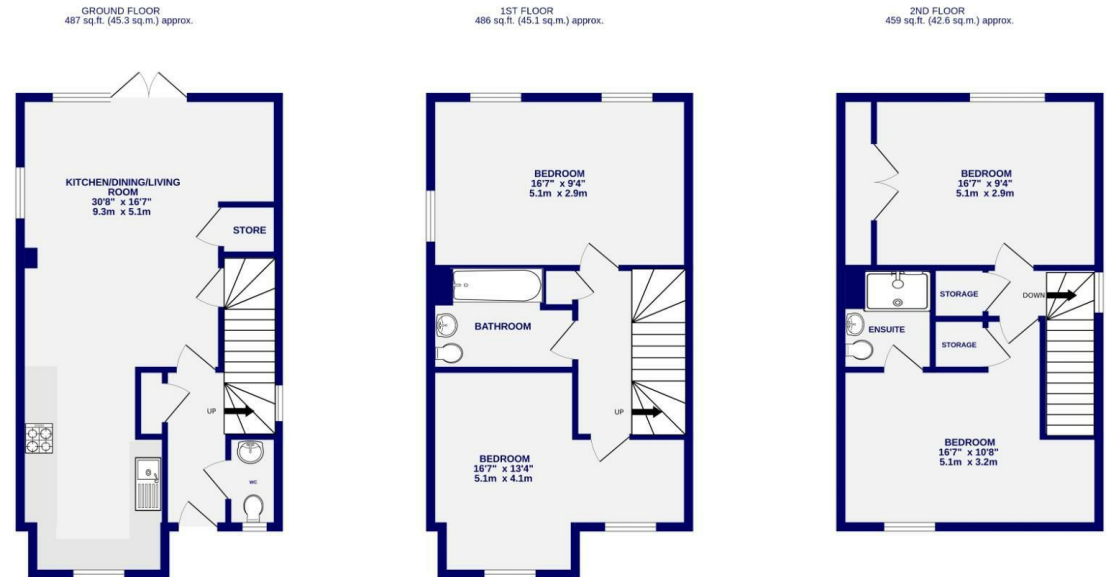




Cocoa Gardens Wigginton Road, York YO31 8JQ

Freehold
Council Tax Band -

- 5% Deposit Boost Available On This Property
- Substantial End Townhouse
- Four Double Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Open Plan Kitchen Diner
- Driveway Parking
- Air Source Heat Pumps
- No Onward Chain



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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/store 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.
Made with Metropix ©2025

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.