property on behalf of the vendor.

atstements 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 siess, 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

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

No Onward Chain

Allocated Parking

• Open Plan Kitchen Diner

mooA priving Room

• 5% Deposit Contribution Available

• Four Bedrooms

Three Storey Home

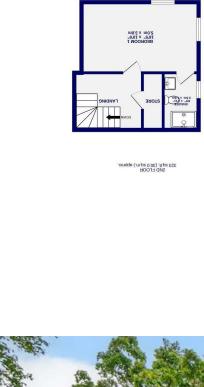
Modern Newly Built Semi Detached House

Council Tax Band - Mew Build

Freehold

YA8 [E-OY , beoff -nothiggitM The Micklegate,





The Micklegate, Cocoa WiggInton Road, York

£575,000







The Micklegate – Four Bedroom Semi-Detached – Freehold

Cocoa Gardens is a sought-after development of ecofriendly new homes, perfectly placed with direct access onto the cycle path that loops around York and within walking distance of the city centre. Offering green open spaces and countryside walks alongside excellent access to the train station, District Hospital and local schools, it delivers the best of both city and outdoor living.

Built by Latimer, part of Clarion Housing Group, the homes are designed with quality and efficiency in mind, featuring contemporary finishes and sustainable air source heat numps

Spanning three floors, The Micklegate offers over 1,200 sq. ft. of versatile living space and four well-proportioned bedrooms, making it an ideal family home.

The ground floor features a stylish kitchen diner with Bosch appliances and Amtico flooring, and a spacious rear reception room with French doors to the private west-facing garden. A cloakroom and useful understairs storage complete the level.

On the first floor are three generous bedrooms served by a modern family bathroom with rainfall shower. The impressive top floor is dedicated to the master suite, with en suite shower room and walk-in storage.

Externally, the property includes an enclosed garden with patio and lawn space, a shed, outdoor tap, and allocated parking, with further on-street permit parking available.

Images are for illustrative purposes only. A 5% contribution towards deposit is available meaning the next purchase price will be approximately £546,250-please contact our office for details.

Estate charge: £487.09 per annum.



















