

property on behalf of the vendor.

- ## Freehold Council Tax Band - New Build

The Micklegate,
Wiginton Road,



TOTAL FLOOR AREA : 1460sq ft. (135.6 sqm.) approx.



The Micklegate, Cocoa Gardens, Wigginton Road,

The Micklegate, Cocoa
Wigginton Road, York
YO31 8AY

£575,000

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The Micklegate – Four Bedroom Semi-Detached – Freehold

Cocoa Gardens is a sought-after development of eco-friendly 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 pumps.

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.

