



The Bootham, Cocoa Gardens
Wigginton Road, York
YO31 8AY

£420,000



The Bootham – End Terrace – 1,080 sq. ft.

The Bootham is an exceptional three-bedroom home offering over 1,000 sq. ft. of versatile living space set across three floors, designed to suit a wide range of buyers.

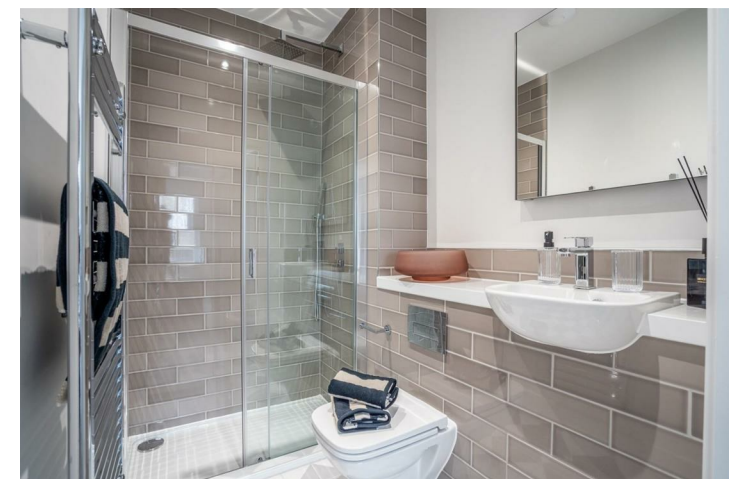
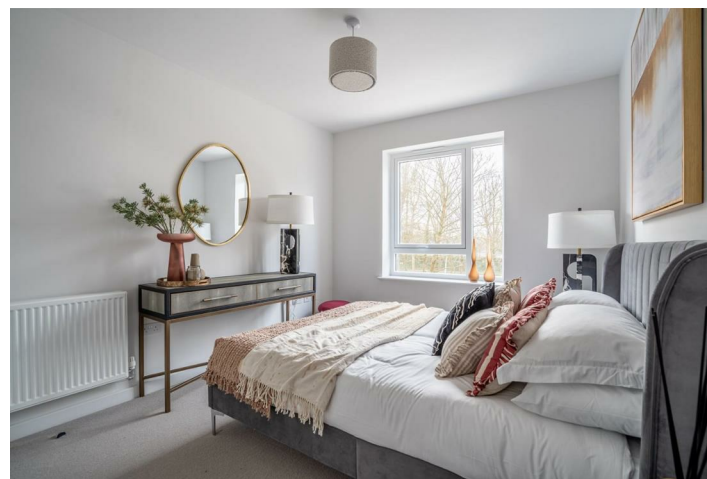
The ground floor opens with a welcoming hallway and cloakroom, leading into the open plan kitchen, living and dining area. Finished with high-quality Amtico flooring, the kitchen features sleek units, stylish worktops, splashback tiles and integrated Bosch appliances, including oven, induction hob and microwave. To the rear, French doors open directly onto the private garden.

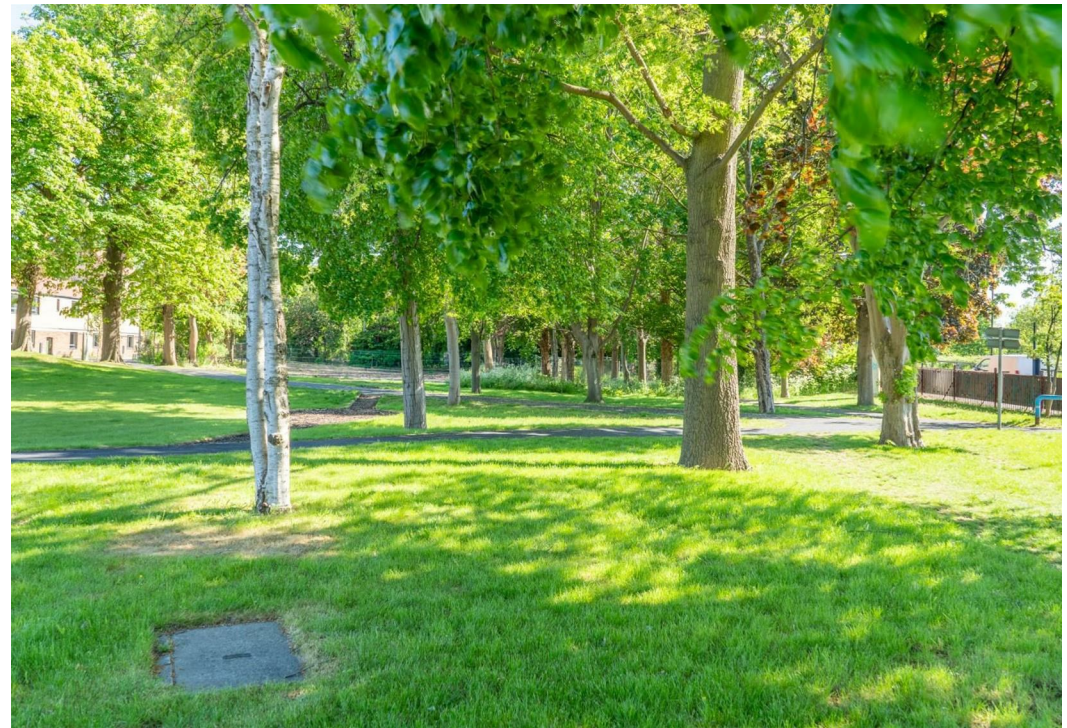
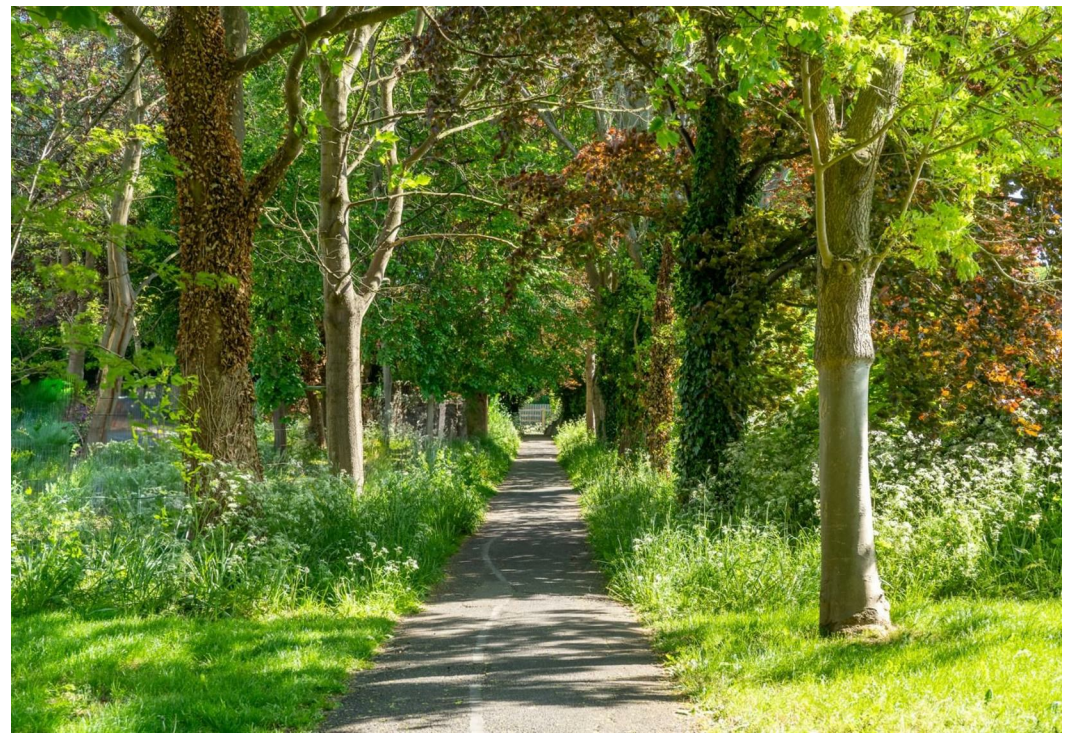
On the first floor are two double bedrooms, the larger with built-in wardrobes, and a contemporary family bathroom with Vitra sanitaryware, Vado brassware and geometric floor tiles.

The second floor is dedicated to the master suite, complete with fitted wardrobes and a stylish en suite shower room.

Externally, the home boasts a private garden with patio, lawn, shed and outdoor tap, along with driveway parking and an EV charger.

Images are for illustrative purposes only.
Fixtures and fittings may vary by plot.
Estate charge: Approximately £296.61 PA

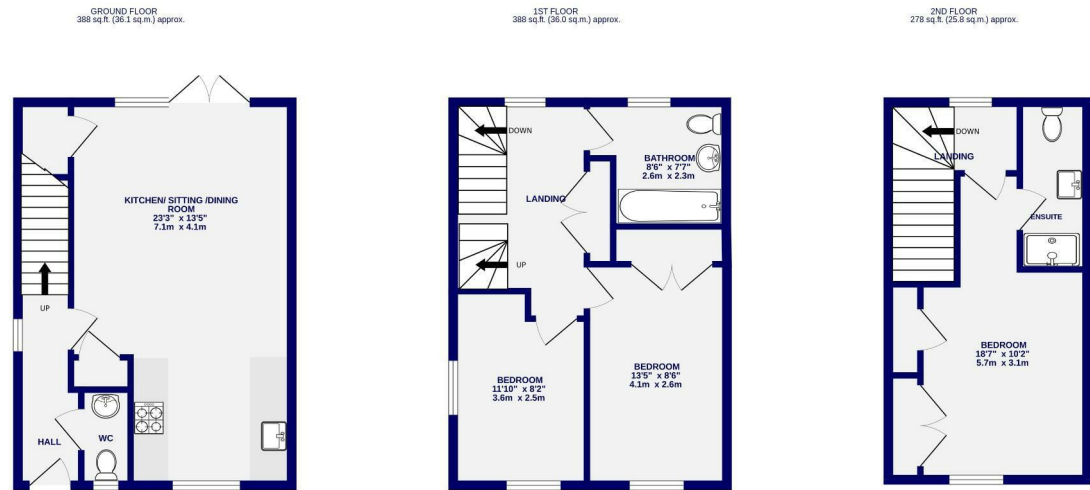




The Bootham, Cocoa Wigginton Road, York YO31 8AY

Freehold
Council Tax Band -

- 5% Assisted Deposit Available
- End Townhouse
- Three Bedrooms
- Bathroom, Ensuite & W.C
- Popular Residential Development
- Air Source Heat Pumps
- No Onward Chain



TOTAL FLOOR AREA: 1091sq.ft. (101.4 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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