



The Ouse, Cocoa Gardens
Wigginton Road, York
YO31 8JQ

£340,000



The Ouse - Two Bedroom Home – 850 sq. ft.

Cocoa Gardens is a highly desirable development of new eco homes, perfectly placed with direct access onto the cycle path that circles York and just a short walk from the city centre. Surrounded by green open spaces and close to the train station, District Hospital and well-regarded schools, it offers the perfect balance of convenience and outdoor lifestyle.

Built by Latimer, part of Clarion Housing Group, the homes combine contemporary design with sustainable living, featuring air source heat pumps and high-quality finishes throughout.

The Ouse provides over 850 sq. ft. of modern accommodation. The ground floor includes an open plan spacious living, dining, kitchen diner with Bosch appliances and Amtico flooring, opening onto the private garden through French doors. Practical features such as understairs storage and a cloakroom complete the level.

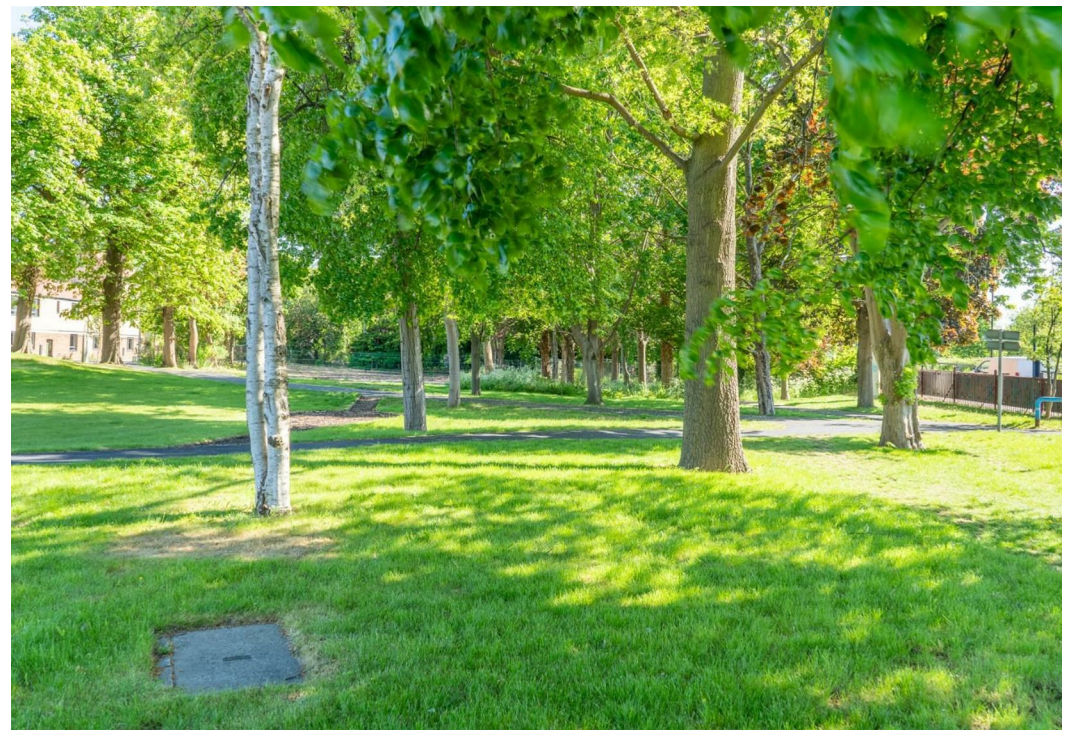
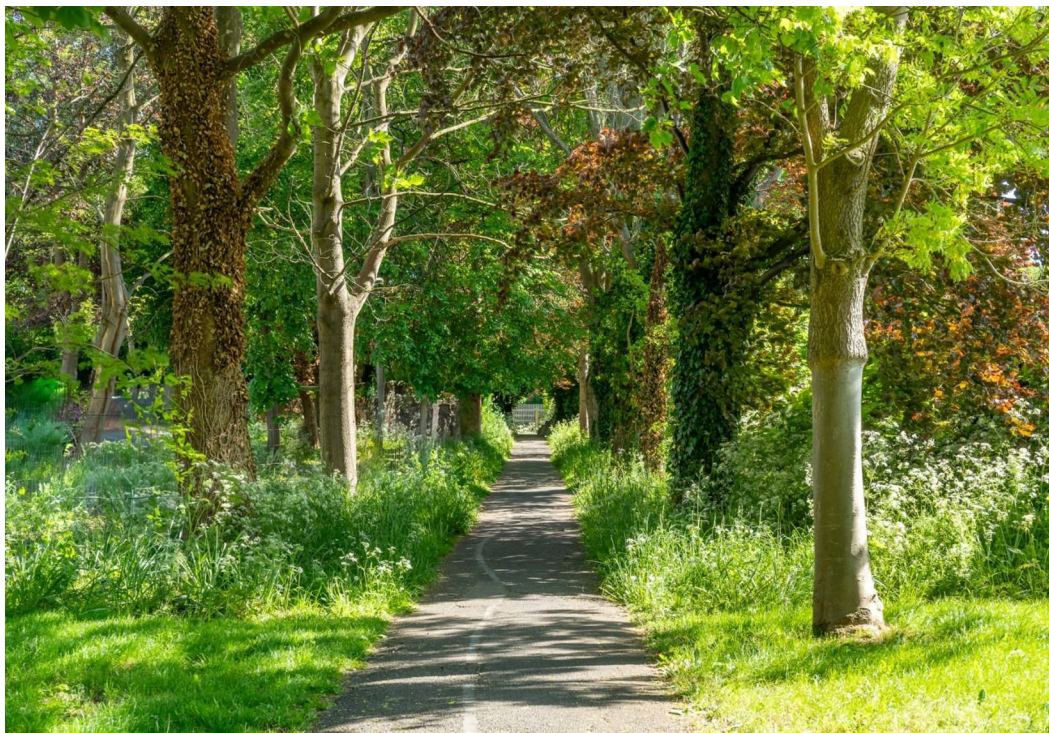
Upstairs, there are two double bedrooms and a stylish family bathroom, with rainfall shower over the bath.

Externally, the home enjoys a private garden with patio, lawn space, shed and outdoor tap. Driveway parking and electric charge point is available to the front of the property.

Images are for illustrative purposes only. Fixtures and fittings may vary.

Estate charge: £487.09 per annum.





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Freehold
Council Tax Band -

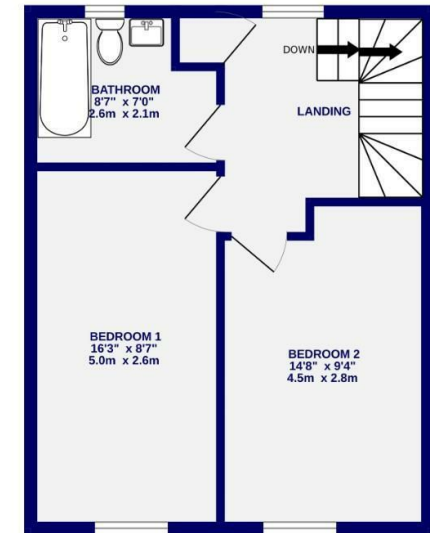
- 5% Deposit Boost Available On This Property
- Two Bedroom Townhouse
- Bathroom & W.C
- Open Plan Kitchen Diner
- East Facing Rear Garden
- Driveway Parking With An Electric Charger Point
- Air Source Heat Pumps
- No Onward Chain

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.

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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/storerooms 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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