





# The Bootham, Cocoa Gardens Wigginton Road, York YO31 8JQ

£420,000



The Bootham – Three Bedroom Townhouse - 1091 Sqft

Cocoa Gardens is a highly sought-after development of eco-friendly new homes, set in a prime position with direct access to the cycle path that circles York and just a short walk from the city centre. With green open spaces, countryside walks and excellent access to the train station, District Hospital and local schools, it offers the perfect balance of lifestyle and convenience.

Built by Latimer, part of Clarion Housing Group, the homes are designed with sustainability and quality in mind, featuring contemporary interiors and efficient air source heat pumps.

The Bootham is a thoughtfully designed townhouse set across three floors. The ground floor opens with a welcoming hallway and cloakroom, leading into a stylish open plan kitchen, living and dining space. The kitchen is fitted with sleek units, modern worktops, splashback tiles and integrated Bosch appliances, while the reception area to the rear enjoys French doors onto the private garden.

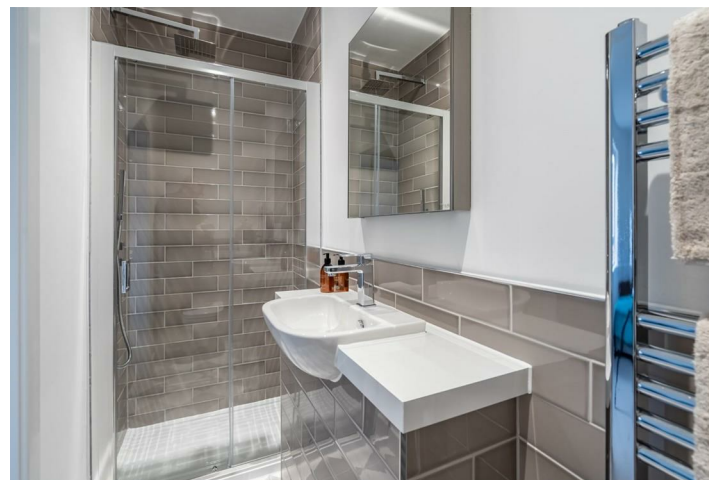
On the first floor are two generous double bedrooms, the larger benefitting from fitted wardrobes, along with a contemporary family bathroom finished with Vitra sanitaryware, Vado brassware and on-trend geometric floor tiles.

The second floor is dedicated to the master suite, complete with built-in wardrobes and a modern en suite shower room.

Externally, the property includes an enclosed garden to the rear, ideal for outdoor dining and relaxation.

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

Estate charge: Approximately £296.61 PA





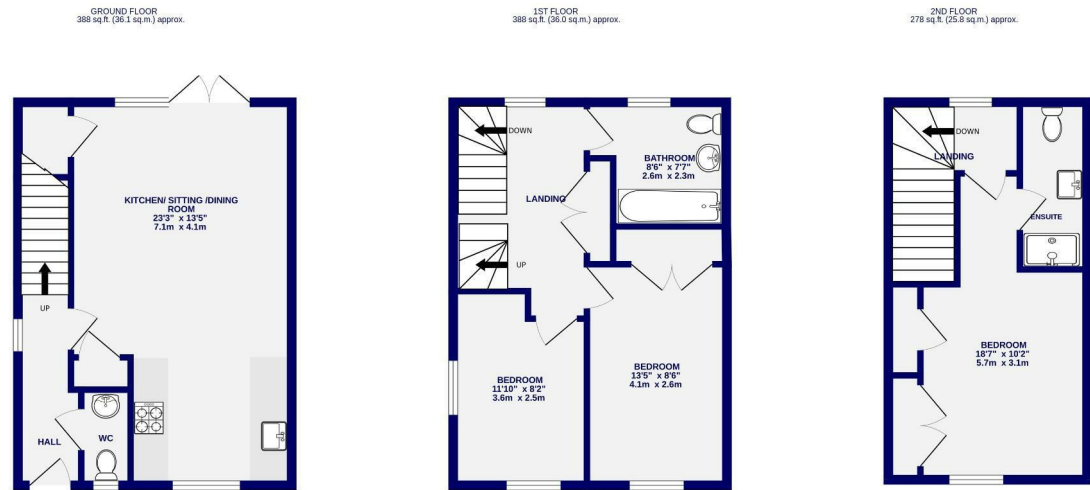




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Freehold  
Council Tax Band -

- 5% Deposit Boost Available For This Property
- Modern Newly Built End Town House
- Three Storey Home
- Three Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Open Plan Kitchen Diner
- Permit Parking
- 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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