





# The Clifford, Cocoa Gardens Wigginton Road, York YO31 8AH

£115,250



## Shared Ownership

Opportunity to purchase between 25% and 75% of the full market value.

Cocoa Gardens is a highly desirable development, perfectly placed for access to York city centre, the railway station, York District Hospital and a range of well-regarded schools. Built by Latimer, part of Clarion Housing Group, the homes here combine contemporary style with efficiency, benefitting from air source heat pumps as standard.

The Clifford offers over 1,100 sq. ft. of accommodation arranged with a modern, versatile layout – an ideal choice for a variety of buyers.

The ground floor opens into an inviting entrance hall leading through to a stylish kitchen diner, where a large front-facing window fills the room with natural light. Finished with Amtico flooring, the kitchen is fitted with a range of sleek wall and base units, splashback tiling and integrated Bosch appliances including oven, microwave and induction hob.

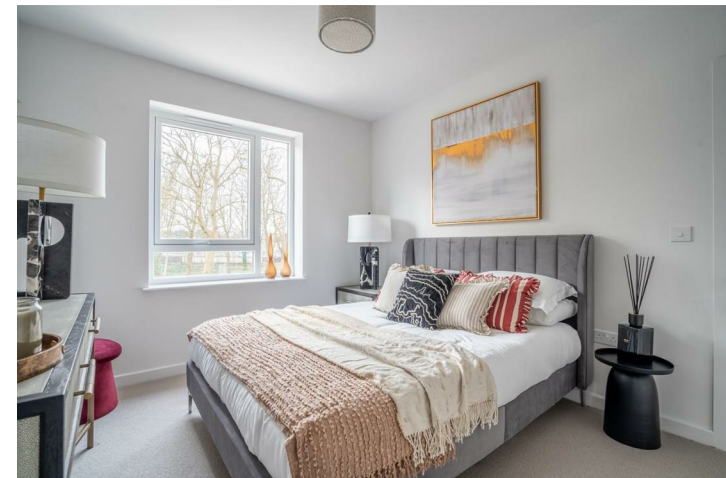
To the rear, a spacious living room enjoys French doors opening directly onto the private garden. A cloakroom and a deep understairs storage cupboard complete the ground floor.

The first floor is home to three generous double bedrooms. The principal bedroom features a walk-in wardrobe and a modern en-suite shower room, while the family bathroom includes a Vitra suite with bath and overhead shower, complemented by Vado brassware and striking geometric-patterned floor tiles.

Externally, the property enjoys a private rear garden with paved patio, lawn area, shed and outdoor tap, all enclosed for privacy. Parking arrangements are to be confirmed by the developer.

Please note: images shown are stock photographs and fixtures and fittings may vary by plot.

Leasehold  
990 years from 2025  
Ground Rent: £0  
Service Charge: £45.40 per month





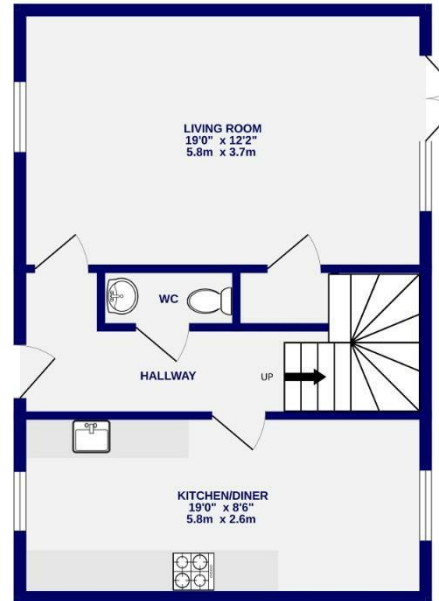


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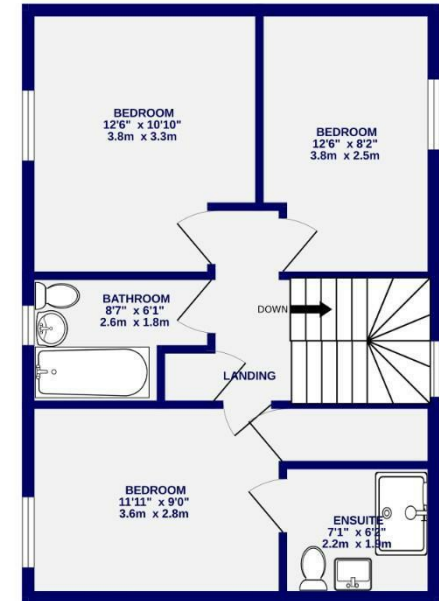
Leasehold  
Council Tax Band -

- 25% Shared Ownership Available
- The Clifford
- Three Bedrooms
- Semi Detached House
- New Build Property
- Ideal First Home
- Opportunity to purchase 100% and Freehold as part of the scheme

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1125sq.ft. (104.5 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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