



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

£405,000



Set in a highly convenient position, with easy access to York city centre, the train station, York District Hospital and a choice of well-regarded schools, lies the sought-after development of Cocoa Gardens.

Designed and constructed by Latimer, part of the Clarion Housing Group, this exceptional scheme offers a collection of contemporary homes built with both quality and efficiency in mind, all featuring air source heat pumps.

The Foss is a superb example, offering over 1,000 sq. ft. of living space arranged around a modern open plan design. Perfectly suited to a range of buyers, the property combines style, practicality and energy efficiency.

A welcoming entrance hall leads into the heart of the home – a spacious kitchen, living and dining area. Dual-aspect windows flood the room with natural light throughout the day, highlighting the high-quality Amtico flooring. The fitted kitchen is positioned at the front and boasts a sleek range of wall and base units, complemented by Bosch appliances including a fan oven, microwave and induction hob. To the rear, the generous living and dining space enjoys French doors opening directly onto the garden and also benefits from two deep storage cupboards. A cloakroom completes the ground floor.

Upstairs, a wide landing gives access to three double bedrooms. The principal bedroom enjoys a stylish en suite shower room, while the family bathroom is finished to a high specification with Vitra sanitaryware and Vado brassware, and includes a rainfall shower over the bath with a separate handheld attachment.

Externally, the property features a private rear garden with a paved patio, space for lawn, storage shed and outside tap, all enclosed for privacy. Driveway parking is provided to the front, complete with EV charger.

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

Estate charge: Approximately £296.61 PA

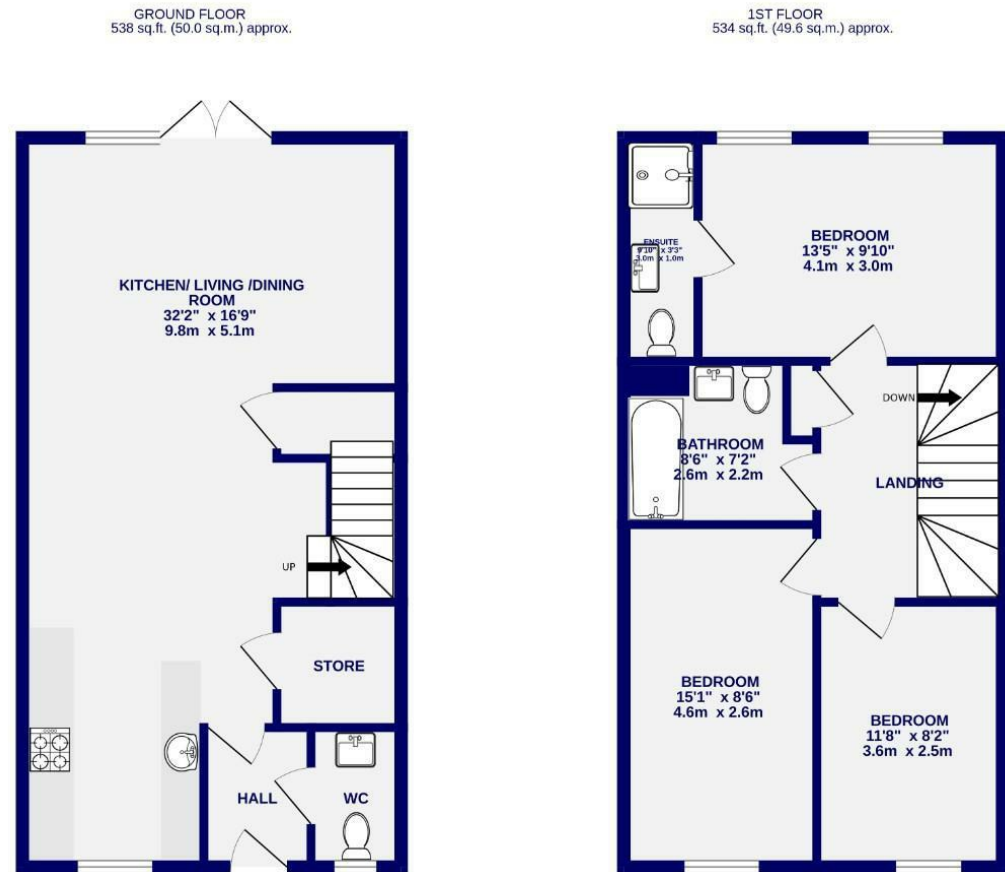




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Freehold  
Council Tax Band - New Build

- 5% Deposit Boost Available For This Property
- Modern New Build Townhouse
- Three Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Air Source Heat Pump
- South Facing Rear Aspect
- Driveway Parking & EV Charging
- Move In Now\*



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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/borders 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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