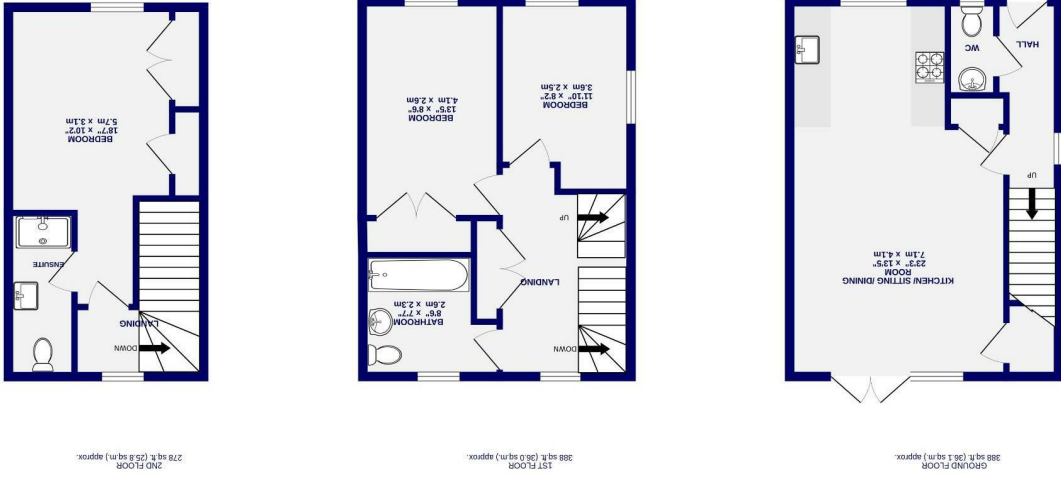


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

# The Bootham, Cocoa Wigginton Road, 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.  
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas the apartment, it included in plan the dimensions will form part of the contract. These areas will not be responsible to claim for any errors, omissions or mis-statements. 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 operation. Made with AutoCAD 2024



The Bootham, Cocoa  
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

