



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

£405,000



Now providing a 5% deposit contribution, please ask a member of the team for further information.

Set within the popular Cocoa Gardens development, this beautifully designed home combines modern living with an enviable position close to York city centre, the train station, York District Hospital, and local schools. Surrounded by green open spaces and countryside walks, the development offers the perfect balance of city convenience and outdoor lifestyle.

Built by Latimer, part of Clarion Housing Group, the properties are finished to a high standard and benefit from energy-efficient features, including air source heat pumps.

The Foss provides over 1,000 sq. ft. of accommodation with a light-filled, open plan kitchen, living, and dining space opening onto a private garden ideal for family life and entertaining. The kitchen comes complete with Bosch appliances, while practical features such as deep storage cupboards and a ground floor cloakroom enhance everyday convenience.

Upstairs are three well-proportioned double bedrooms, including a master with en suite, and a stylish family bathroom with rainfall shower. Externally, the property boasts a private garden with patio, lawn space, shed, and driveway parking with EV charger.

Images are indicative only and may differ by plot.

Estate charge: Approximately £296.61 PA

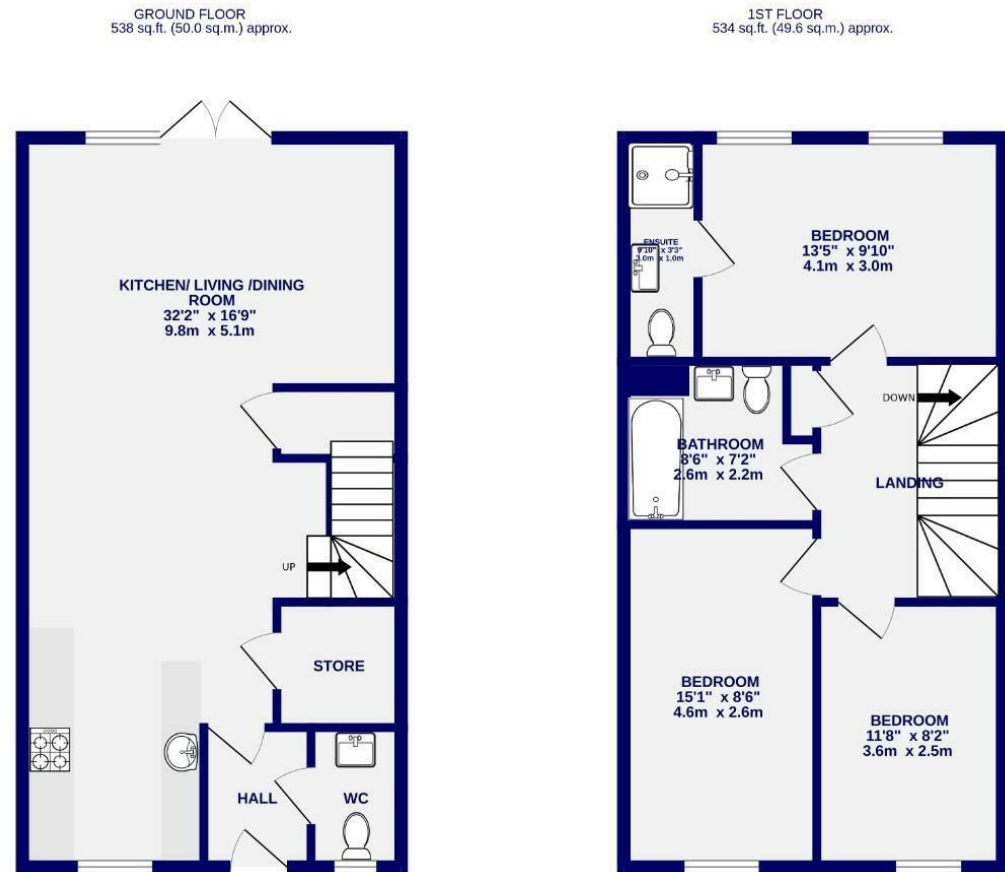




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Freehold
Council Tax Band - New Build

- New Build Mid Terrace House
- Three Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Open Plan Kitchen Living Diner
- Air Source Heat Pump
- South Facing Rear Aspect
- On Site Permit Parking
- 5% Deposit Assist Available



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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