





# The Micklegate, Cocoa Gardens Wigginton Road, York YO31 8AS

£550,000



The Micklegate – Four Bedroom Semi-Detached –  
Freehold – Over 1400 Sqft

Cocoa Gardens is a sought-after development of eco-friendly new homes, perfectly placed with direct access onto the cycle path that loops around York and within walking distance of the city centre. Offering green open spaces and countryside walks alongside excellent access to the train station, District Hospital and local schools, it delivers the best of both city and outdoor living.

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

Spanning three floors, The Micklegate offers over 1,400 sq. ft. of versatile living space and four well-proportioned bedrooms, making it an ideal family home.

The ground floor features a stylish kitchen diner with Bosch appliances and Amtico flooring, and a spacious rear reception room with French doors to the private west-facing garden. A cloakroom and useful understairs storage complete the level.

On the first floor are three generous bedrooms served by a modern family bathroom with rainfall shower. The impressive top floor is dedicated to the master suite, with en suite shower room and walk-in storage.

Externally, the property includes an enclosed garden with patio and lawn space, a shed, outdoor tap, and allocated parking, with further on-street permit parking available.

Estate charge: Approximately £296.61 PA







# The Micklegate, Cocoa Wigginton Road, York YO31 8AS

Freehold  
Council Tax Band -

- PROPERTY OF THE WEEK - £575,000
- Semi Detached House
- Four Bedrooms
- Master Suite
- Bathroom, Ensuite & W.C
- Driveway and Electric Charger Point
- No Onward Chain
- 5% Deposit Assist Available



TOTAL FLOOR AREA : 1460sq.ft. (135.6 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/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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