



Ashtons

The Walmgate, Cocoa Gardens, Wigginton Road, York,

YO21 2 10

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

£550,000



The Walmgate – Four Bedroom Townhouse - Over 1400 SQFT

Cocoa Gardens is a highly sought-after development of eco-friendly new homes, ideally placed with direct access to York's cycle path network and within walking distance of the city centre. Built on the historic Rowntree's factory grounds and inspired by Joseph Rowntree's vision of community, the development combines contemporary homes with open green spaces, creating a welcoming environment for modern living.

Constructed by Latimer, part of Clarion Housing Group, the homes are designed for quality and efficiency, featuring sustainable air source heat pumps and stylish interiors.

The Walmgate spans three floors and offers over 1,400 sq. ft. of versatile living space, including four double bedrooms making it the perfect family home.

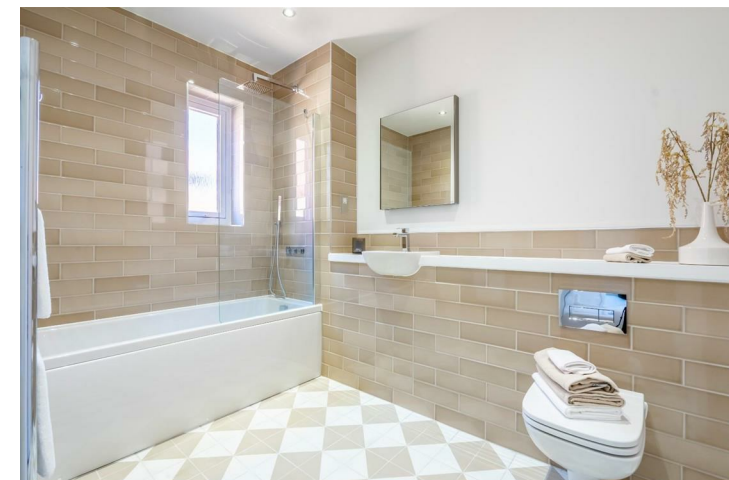
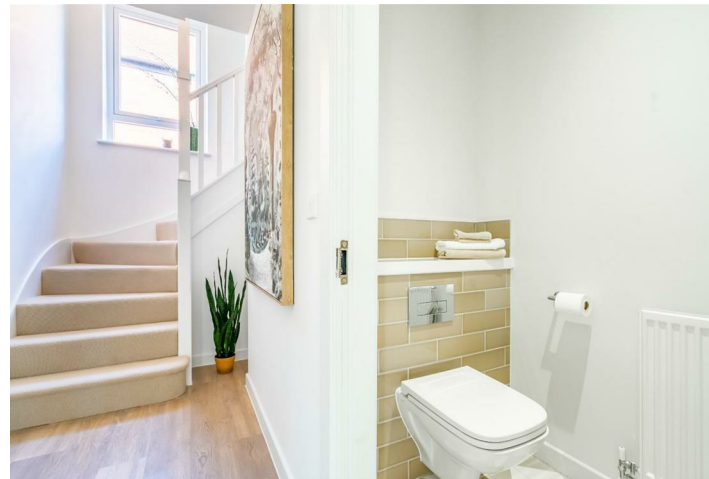
The ground floor features a bright open plan kitchen, living and dining area, finished with Amtico flooring and Bosch appliances, with French doors leading onto the private rear garden. Practical touches include two storage cupboards and a cloakroom.

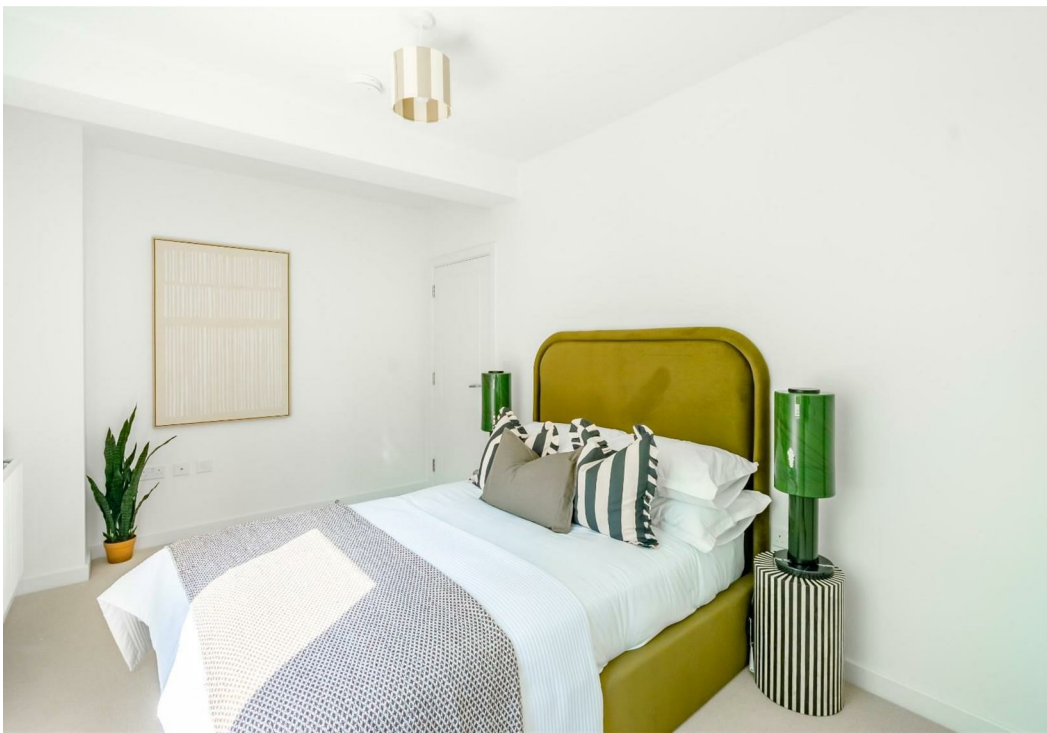
On the first floor are two generous bedrooms served by a contemporary family bathroom with rainfall and handheld shower. The top floor hosts two further doubles, including a spacious master with built-in storage and en suite shower room.

Externally, the property boasts a private garden with lawn, patio, shed and outdoor tap, plus the convenience of driveway parking.

Images are for illustrative purposes only. Fixtures and fittings may vary by plot.

Estate charge: Approximately £296.61 PA

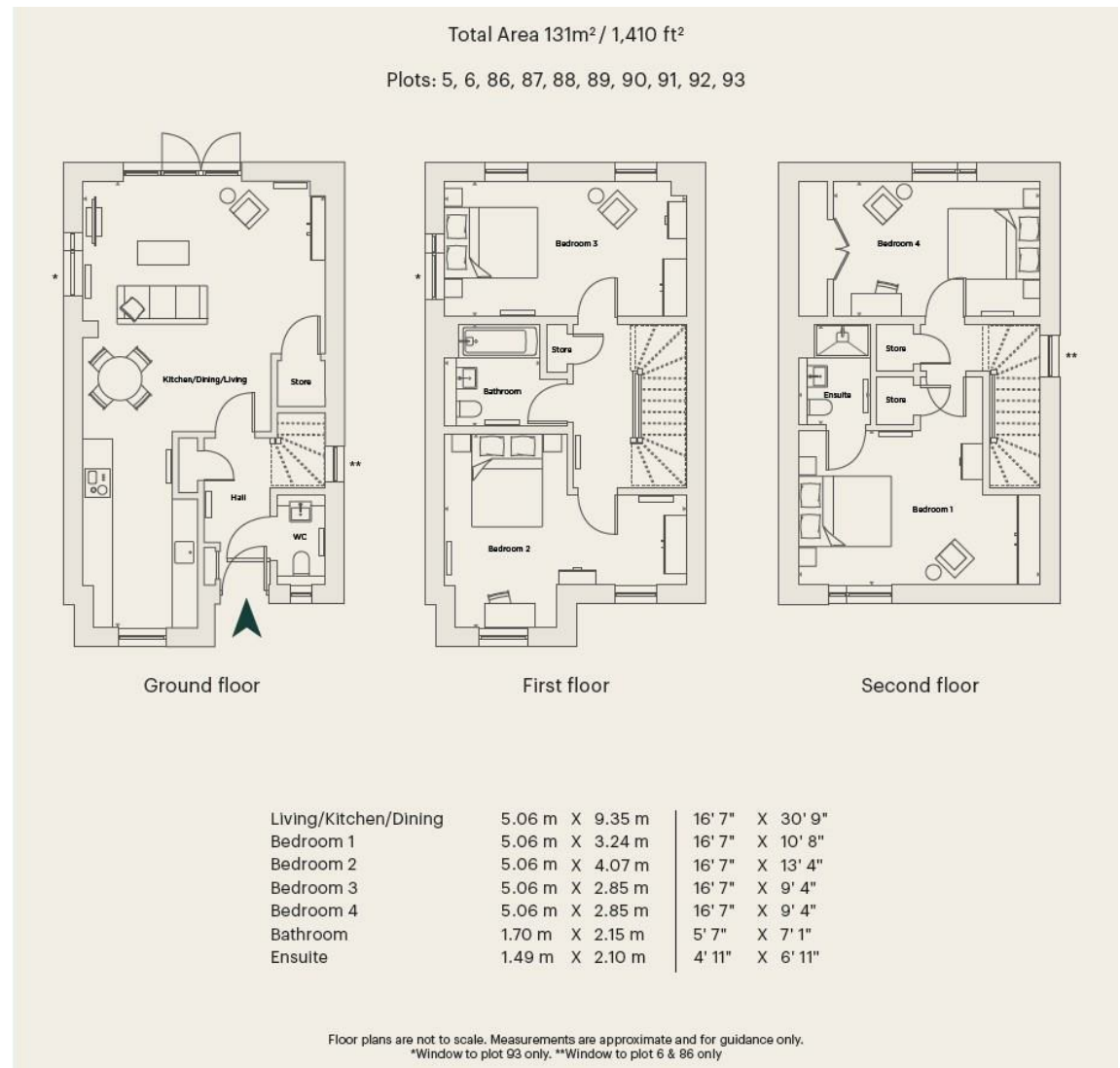




# The Walmgate, Cocoa Wigginton Road, York YO31 8JQ

Freehold  
Council Tax Band -

- New Home
- Substantial End Townhouse
- Four Double Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Open Plan Kitchen Diner
- Driveway Parking
- Air Source Heat Pumps



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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.