



**Ashtons**

The Walmgate, Cocoa Gardens, Wigginton Road, York,  
YO21 2JG

# The Walmgate, Cocoa Gardens

## Wigginton Road, York

### YO31 8JQ

£525,000



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 Over 1,400 sq. ft. of versatile living space, including four double bedrooms making it the perfect family home.

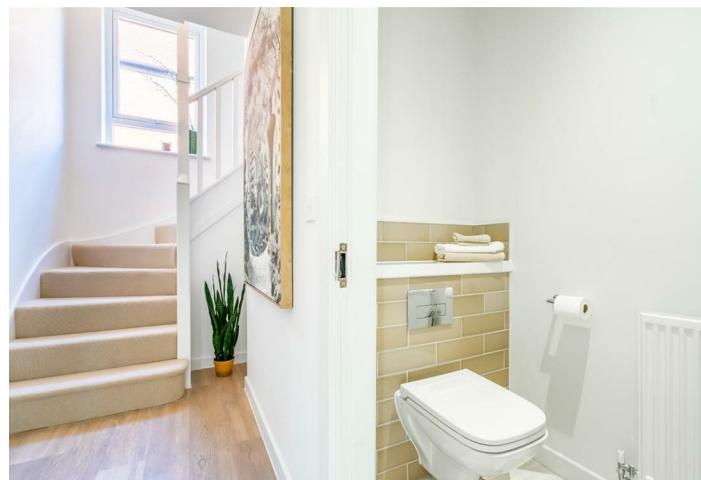
The ground floor features a bright open plan kitchen, living and dining area, finished with Amtico flooring and Bosch appliances, with French doors leading onto the private rear garden. Practical touches include two storage cupboards and a cloakroom.

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

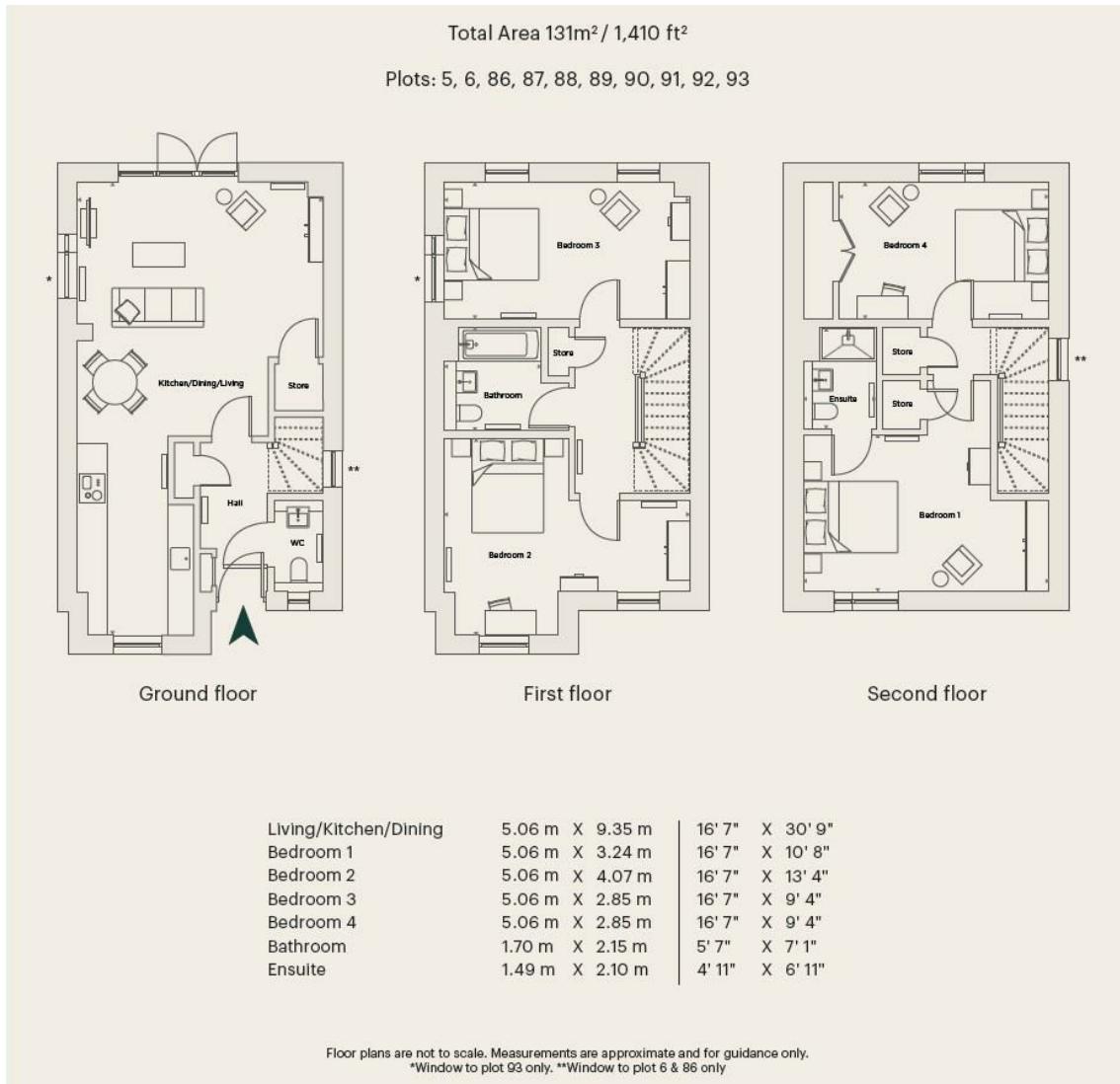




# The Walmgate, Cocoa Wigginton Road, York YO31 8JQ

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



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