



Lendal Detached - Cocoa Gardens

Wigginton Road, York

YO31 8AY

£450,000



Set in a most convenient position, offering easy access to York city centre, train station, York District Hospital and a range of local schools, is the highly sought after development of Cocoa Gardens.

Designed and constructed by Latimer, part of Clarion Housing Group, this exceptional site offers a choice of contemporary builds, designed with quality and efficiency in mind as the properties feature air source heat pumps.

This substantial property offers over 1,000 square feet of living space and features a modern open plan kitchen, living, and dining area. The Lendal is a versatile home that caters to a wide range of buyers.

Upon entering, a hallway leads to the open plan kitchen, living, and dining area. With windows on three aspects, this bright and airy space is filled with natural light throughout the day. High quality Amtico flooring extends across the ground floor, combining luxury with practicality.

The kitchen, located at the front of the property, showcases a stylish range of wall and base units complemented by sleek fixtures, fittings, and splashback tiles. Fully equipped, it includes integrated appliances such as a Bosch fan oven, microwave, and induction hob. At the rear, the living and dining area overlooks the garden, with access provided through French doors. Two generous storage cupboards within this space offer ample storage solutions. A convenient cloakroom completes the ground floor.

A wide staircase leads to the first floor landing, providing access to three double bedrooms. The master bedroom, situated at the rear, features a contemporary three piece en suite shower room. The family bathroom is thoughtfully designed with a Vitra toilet, basin, and bath, complemented by Vado brassware. Practical for family living, it includes a rainfall shower over the bath and a separate handheld shower.

****The Images used are of Plot 55 and should only be used as an Idea of how this property could look****

Estate charge: Approximately £296.61 PA

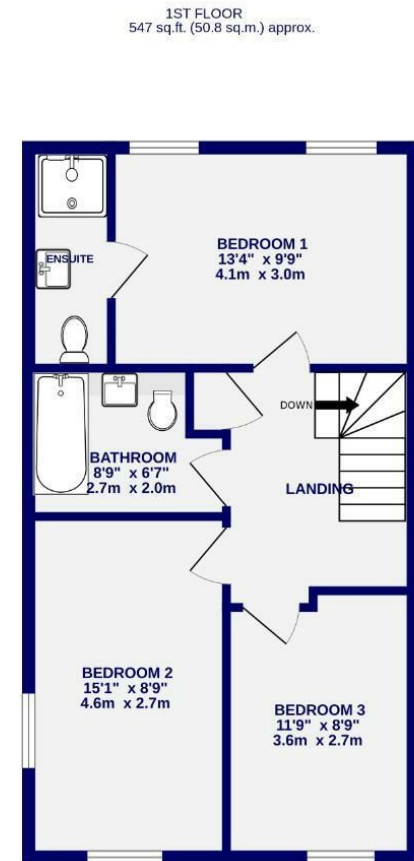
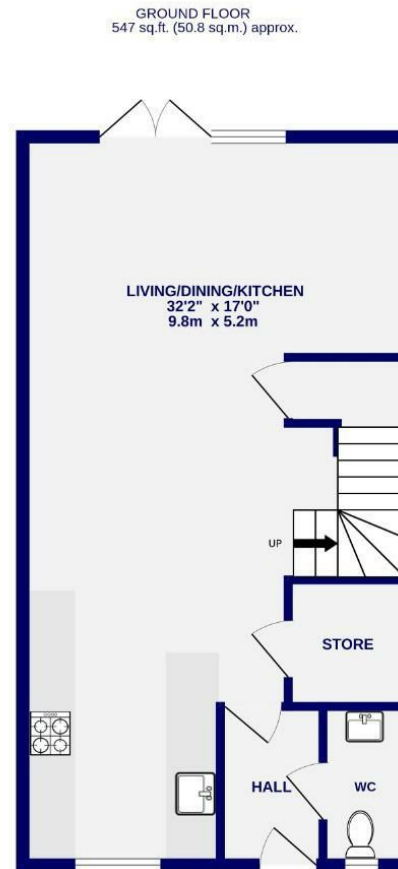




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Freehold
Council Tax Band - New Build

- Modern New Build Detached House
- Three Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Open Plan Kitchen Living Diner
- Air Source Heat Pump & Solar Panels
- South Facing Rear Aspect
- On Street Permit Parking
- No Onward Chain



TOTAL FLOOR AREA : 1094sq.ft. (101.6 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 gaugelines 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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