Ashtons

William Street, Clifton, York, YO31 8AY

William Street
Clifton, York
YO31 8AY

35% Shared Ownership
£165,375

3 2

Situated within the highly sought-after Cocoa Gardens development, this impressive detached Lendal offers over 1,000 sq ft of contemporary accommodation and is available through Shared Ownership, with an initial share of between 35% and 75% of the full market value.

Conveniently positioned for York city centre, railway station, York District Hospital and local schools, Cocoa Gardens has been designed and constructed by Latimer, part of Clarion Housing Group. The development combines modern design with energy-efficient features, including air source heat pumps.

The property opens into a welcoming entrance hall leading to a superb open-plan kitchen, living and dining room. With windows to three elevations, the space is filled with natural light. The contemporary kitchen features integrated Bosch appliances, including a fan oven, microwave and induction hob, with Amtico flooring throughout the ground floor.

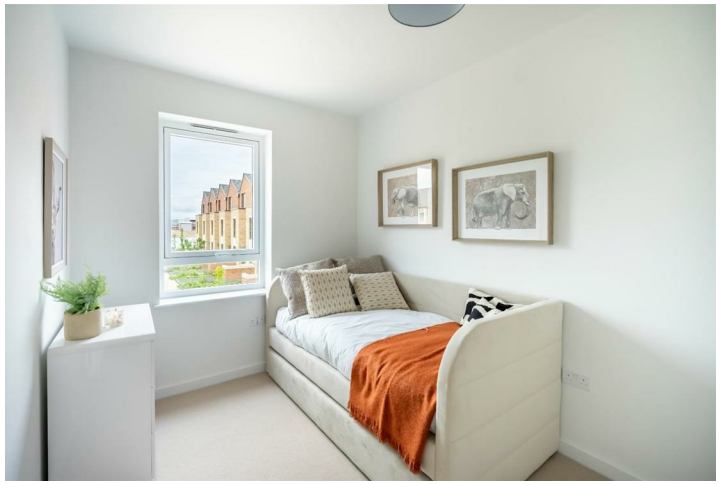
The living and dining area overlooks the south-facing garden and benefits from French doors opening outside. The garden includes a paved patio and shed, while two storage cupboards and a ground-floor cloakroom add practicality.

Upstairs are three generous double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. The family bathroom features Vitra sanitaryware, Vado brassware and a bath with rainfall and handheld showers.

The property is leasehold with a 990-year lease from 2025, £0 ground rent and a service charge currently quoted at £45.40 per annum, subject to confirmation. Permit parking is available on site.

All potential purchasers will be assessed to establish whether they meet the Shared Ownership eligibility criteria through consultation with Metro Finance.

CGI and stock images are for illustrative purposes only and fixtures and fittings may vary between plots.

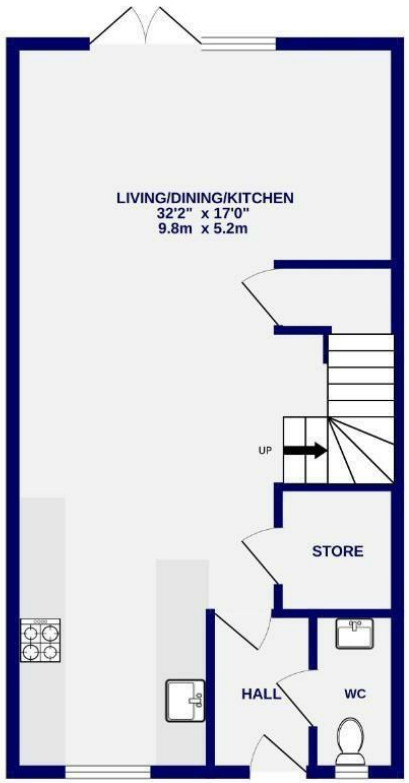


William Street
Clifton, York
YO31 8AY

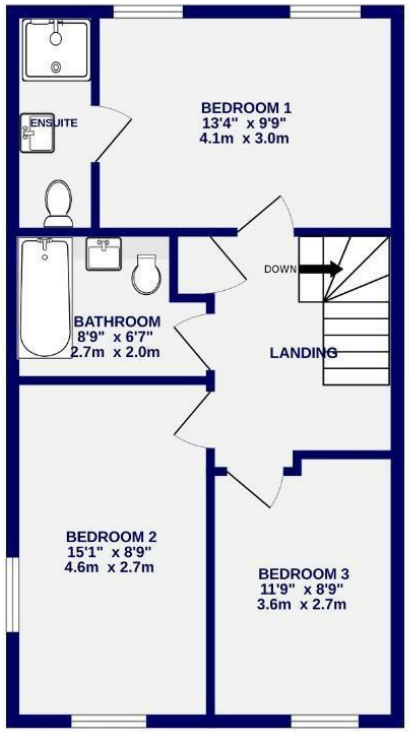
Leasehold
Council Tax Band -

- 35% SHARED OWNERSHIP
- Detached House
- Three Bedrooms
- Bathroom, Ensuite & W.C
- Popular Residential Development
- Air Source Heat Pumps
- Rent £703.83 PCM

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



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 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.
Made with Metropix ©2024

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.

Ashtons

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN