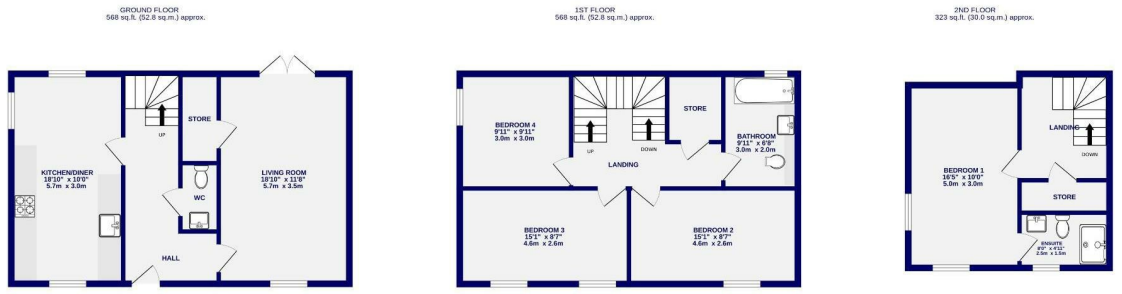


Lime Mews
, York
YO31 8AH

Freehold
Council Tax Band - E

- 5% Deposit Assist (Net Purchase Price £498,750)
- Semi Detached House
- Four Double Bedrooms And Store Room
- Air Source Heat Pumps
- Walking Distance York City Centre
- Driveway Parking and Electric Charger To Some Plots
- EPC B



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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Lime Mews
, York
YO31 8AH

5% Deposit Paid
£525,000

4 2

This property is available with a 5% deposit assist meaning a net purchase price of £498,750.**

The Micklegate is an impressive four bedroom semi detached home offering over 1,500 sq ft of spacious and versatile accommodation arranged across three floors. Located within the highly regarded Cocoa Gardens development, this beautifully designed property combines contemporary living with energy efficient features, making it an ideal choice for families.

Built by Latimer, part of Clarion Housing Group, Cocoa Gardens enjoys a convenient position with direct access to York's cycle network and is within walking distance of the city centre. The development also benefits from excellent access to York Railway Station, York District Hospital, local schools and a range of green open spaces, providing the perfect balance between city living and the outdoors.

The ground floor features a welcoming entrance hall leading to a stylish kitchen diner fitted with contemporary units, integrated Bosch appliances and quality Amtico flooring. To the rear, a generous living room provides an excellent space for relaxing and entertaining, with French doors opening directly onto the private west facing garden. A cloakroom and useful understairs storage complete the ground floor.

To the first floor are three well proportioned bedrooms served by a modern family bathroom featuring quality sanitary ware and a rainfall shower over the bath.

Occupying the entire second floor is an impressive principal bedroom suite, offering a spacious and private retreat complete with an en suite shower room and walk in storage area.

Externally, the property enjoys an enclosed rear garden with patio seating area, lawn, garden shed and outdoor tap. Allocated parking is provided, with additional on street permit parking available nearby.
**The purchaser will pay stamp duty based on the asking price of £525,00 **



