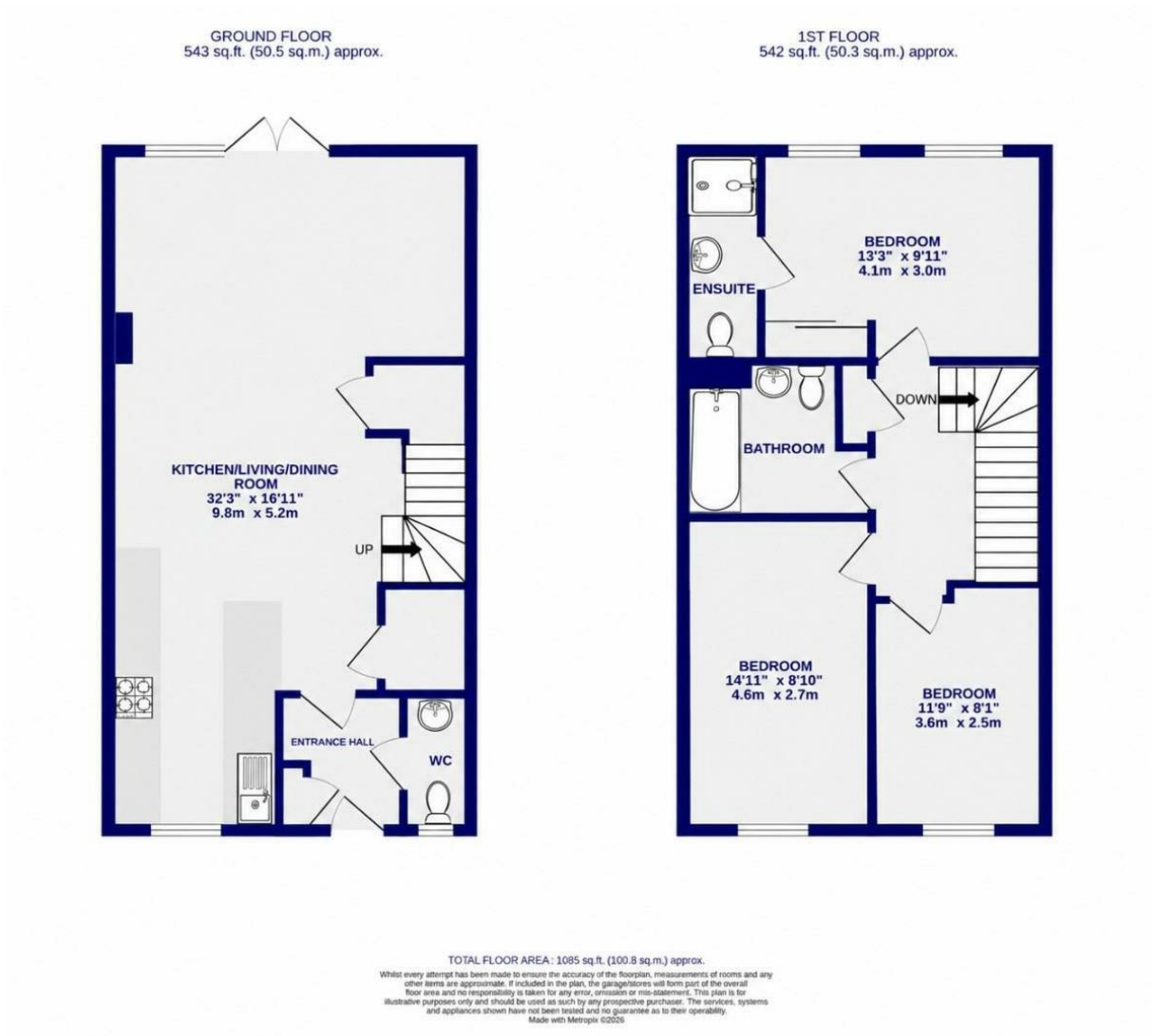


Rowntree Way
Cocoa Gardens, York
YO31 8AP

Freehold
Council Tax Band - C

- Three Double Bedrooms
- Open Plan Living Accommodation
- Principal Bedroom With En Suite
- South Facing Rear Garden
- Driveway With Electric Vehicle Charger
- Air Source Heat Pump
- Remaining NHBC Warranty
- Walking Distance Of York City Centre
- EPC B



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Rowntree Way
Cocoa Gardens, York
YO31 8AP

Guide Price £400,000

3 2

A beautifully presented three bedroom modern home forming part of the highly sought after Cocoa Gardens development, offering energy efficient living within walking distance of York city centre.

Built by Latimer, part of Clarion Housing Group, the property was completed in 2025 and benefits from the remainder of its ten year NHBC warranty. The home has been thoughtfully designed with quality, sustainability and modern family life in mind, including an air source heat pump and contemporary finishes throughout.

The property provides over 1,000 sq. ft. of well planned accommodation. The ground floor is centred around an impressive open plan kitchen, living and dining space, filled with natural light from windows on two sides. French doors open directly onto the south facing rear garden, creating an excellent setting for entertaining and everyday family life.

The contemporary fitted kitchen includes a range of sleek units and integrated Bosch appliances. The ground floor also provides useful storage and a cloakroom with WC.

To the first floor are three well proportioned double bedrooms. The principal bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a stylish family bathroom with a rainfall shower over the bath.

Externally, the enclosed south facing rear garden features a paved patio and storage shed with a secure bike anchor. To the front is a private driveway with an electric vehicle charging point.

Cocoa Gardens enjoys direct access to the cycle and walking route surrounding York and is ideally positioned for the city centre, York railway station, York District Hospital and a range of local schools and amenities.

Estate Charge - Approximately £296.61 per annum.

Counil Tax Band C



















