



The 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.

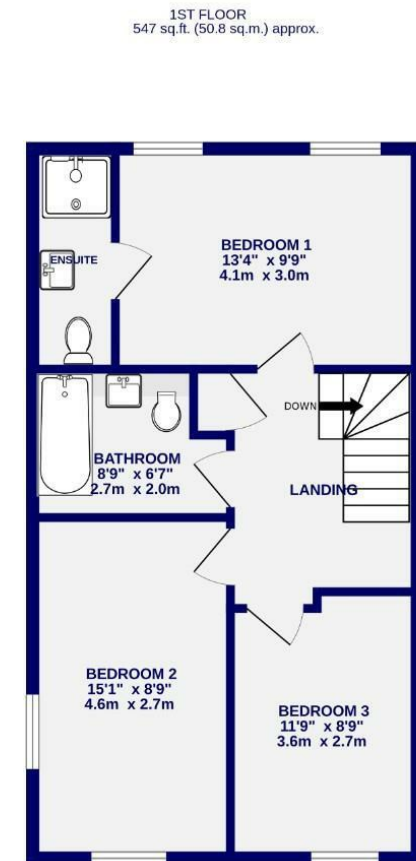
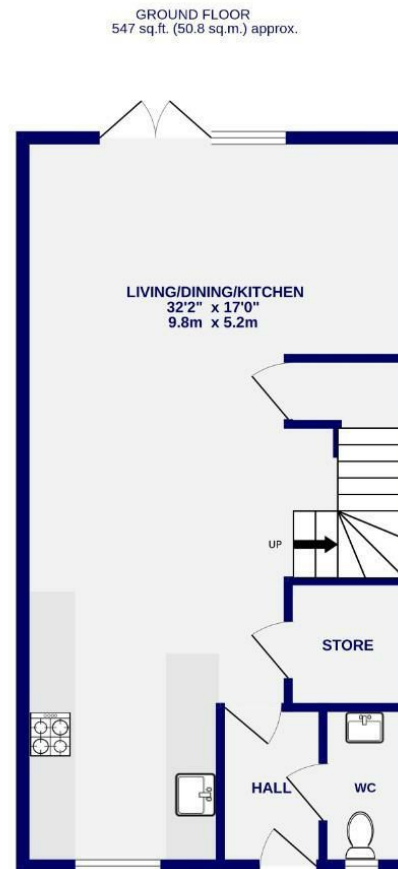




# The Lendal Detached, Wigginton Road, York YO31 8AY

Freehold  
Council Tax Band -

- 5% Deposit Boost Available On This Property
- Detached House
- Three Bedrooms
- Bathroom, Ensuite & W.C
- Central Residential Development
- Air Source Heat Pump & Solar Panels
- No Onward Chain



TOTAL FLOOR AREA : 1094sq.ft. (101.6 sq.m.) approx.

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