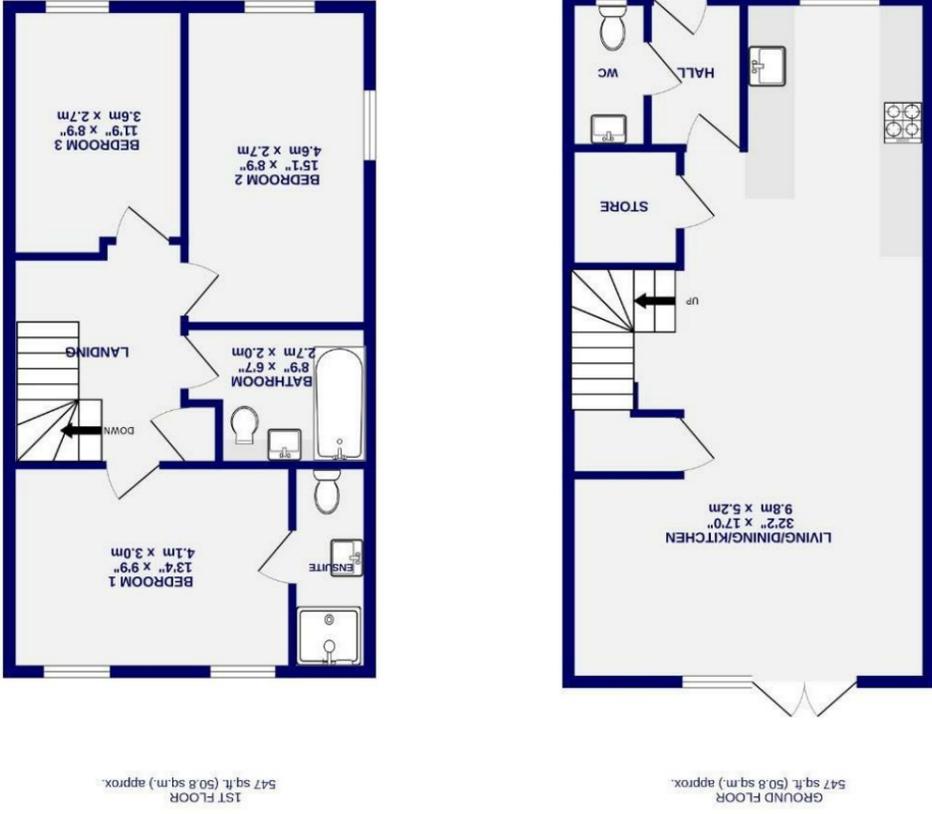


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 property on behalf of the vendor.

- Modern New Build Detached House
- Three Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Open Plan Kitchen Living Diner
- Air Source Heat Pump & Solar Panels
- On Street Permit Parking
- 5% Deposit Boost Available On This Property

Freehold
Council Tax Band - New Build

The Lendal Wigginton Road, YO31 8AY



These drawings are intended to provide a general impression of the proposed development and are not to be used for any other purpose. The drawings are not to scale and are not intended to be used for any other purpose. The drawings are not to scale and are not intended to be used for any other purpose. The drawings are not to scale and are not intended to be used for any other purpose.



The Lendal Detached,
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.

