



The Clifford, Cocoa Gardens Wigginton Road, York YO31 8AY

£440,000



The Clifford – Three Bedroom Home – Over 1,100 sq. ft.

Cocoa Gardens is a highly desirable development of new eco homes, perfectly placed with direct access onto the cycle path that circles York and just a short walk from the city centre. Surrounded by green open spaces and close to the train station, District Hospital and well-regarded schools, it offers the perfect balance of convenience and outdoor lifestyle.

Built by Latimer, part of Clarion Housing Group, the homes combine contemporary design with sustainable living, featuring air source heat pumps and high-quality finishes throughout.

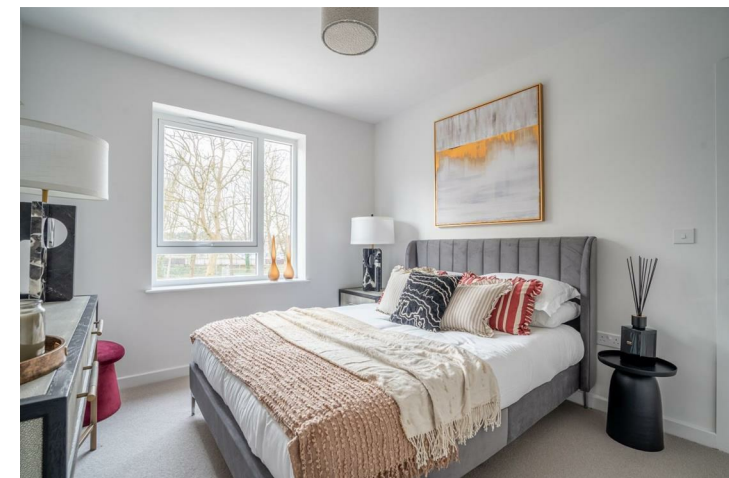
The Clifford provides over 1,100 sq. ft. of modern accommodation. The ground floor includes a spacious kitchen diner with Bosch appliances and Amtico flooring, and a generous living room opening onto the private garden through French doors. Practical features such as understairs storage and a cloakroom complete the level.

Upstairs, there are three double bedrooms, including a master with walk-in wardrobe and en suite shower room. A stylish family bathroom, with rainfall shower over the bath, serves the additional bedrooms.

Externally, the home enjoys a private garden with patio, lawn space, shed and outdoor tap. A Driveway to the property provides off street parking and an electric charging point.

Images are for illustrative purposes only. Fixtures and fittings may vary.

Estate charge: Approximately £296.61 PA



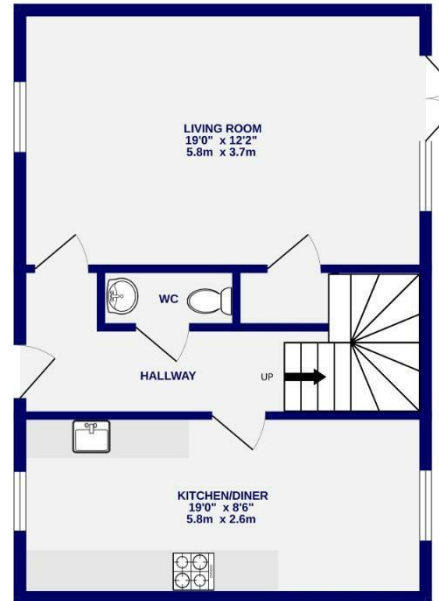


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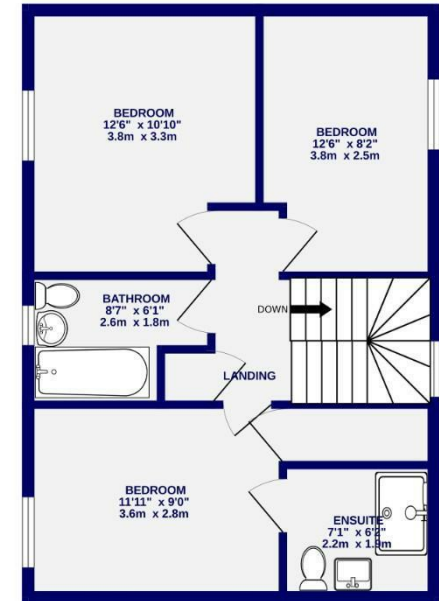
Freehold
Council Tax Band - New Build

- New Build Semi Detached House
- Three Bedrooms
- Bathroom, Ensuite and Ground Floor W.C
- Allocated Parking
- Open Plan Kitchen Diner
- Separate Living Room
- West Facing Rear Garden
- No Onward Chain

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1125sq.ft. (104.5 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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