



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

25% Shared Ownership



Shared Ownership

Opportunity to purchase between 25% and 75% of the full market value, with the option to acquire the freehold after purchase.

The Bootham is an exceptional three-storey home offering over 1,000 sq. ft. of versatile living space, designed to suit a wide range of buyers.

The ground floor opens with an entrance hall and cloakroom, leading through to a superb open-plan kitchen, living and dining area. Finished with high-quality Amtico flooring, this welcoming space features a contemporary kitchen fitted with sleek wall and base units, stylish worktops, splashback tiling and a full range of integrated Bosch appliances including oven, induction hob and microwave. French doors at the rear open directly onto the garden, flooding the room with natural light.

To the first floor, a generous landing gives access to two double bedrooms, one with fitted wardrobes. A modern family bathroom completes this level, with a Vitra suite including bath, basin and WC, complemented by Vado brassware and striking geometric floor tiles.

The second floor is dedicated to the principal bedroom, featuring further fitted wardrobes and a private en-suite shower room.

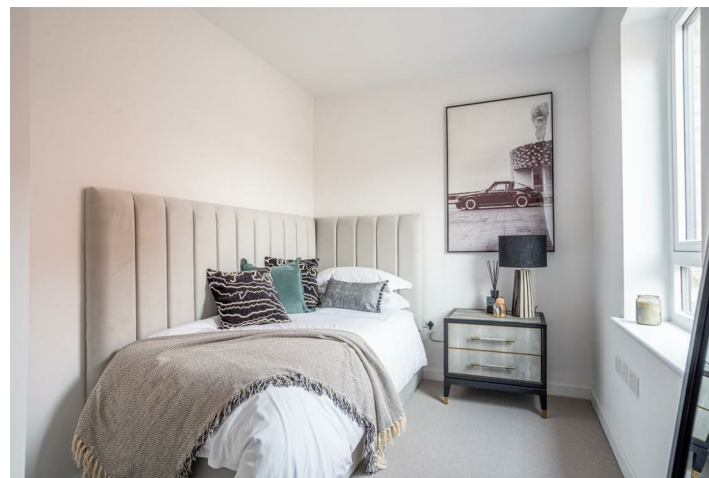
Externally, the property enjoys a private rear garden with lawn and patio areas, enclosed by fencing and including a shed and outdoor tap. On-street parking is available by permit.

Please note: images shown are stock photographs. Fixtures and fittings may vary by plot.

Leasehold – 990 years from 2025

Ground Rent: £0

Service Charge: £45.40 per calendar month

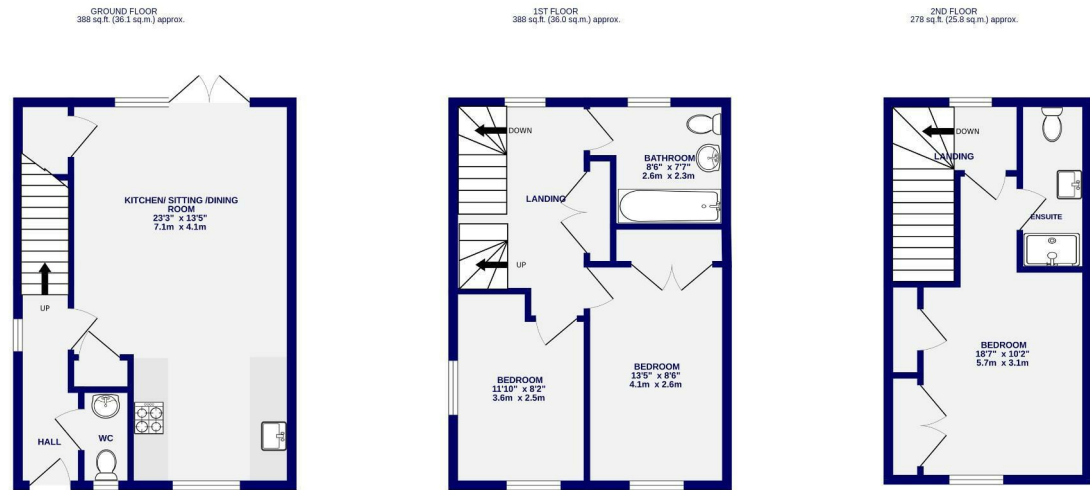




The Bootham, Cocoa Wigginton Road, York YO31 8AY

Leasehold
Council Tax Band -

- 25% - 75% SHARED OWNERSHIP Initial
With Option to Increase to Full Freehold
- End Townhouse
- Three Bedrooms
- Bathroom, Ensuite & W.C
- Popular Residential Development
- Air Source Heat Pumps
- New Build Property



TOTAL FLOOR AREA: 1091sq.ft. (101.4 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.
Made with Metropix ©2024

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 areas, measurements, floor plans or distances 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 statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.