



The Lendal, Cocoa Gardens
Wigginton Road, York
YO31 8JQ

£425,000



Cocoa Gardens is a highly sought-after development of new eco homes, perfectly positioned with direct access to the cycle path that circles York and within walking distance of the city centre. Offering the ideal blend of modern living and outdoor lifestyle, the development also enjoys easy reach of York train station, District Hospital and local schools.

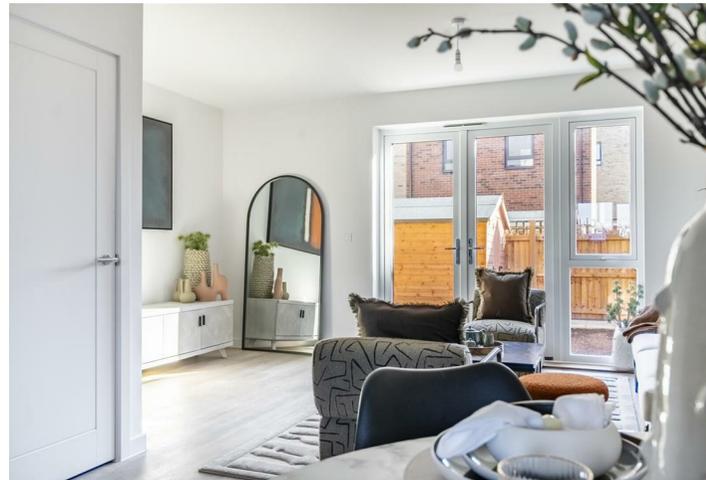
Built by Latimer, part of Clarion Housing Group, the homes are designed with quality and sustainability in mind, featuring air source heat pumps and contemporary finishes throughout.

The Lendal provides over 1,000 sq. ft. of stylish living space. The open plan kitchen, living and dining area is bathed in natural light from windows on three sides and opens directly onto a private garden perfect for entertaining or relaxing. The sleek kitchen comes complete with Bosch appliances, while the ground floor also includes practical storage and a cloakroom.

Upstairs are three double bedrooms, including a master with en suite, plus a well-finished family bathroom with rainfall shower. Outside, the enclosed garden offers patio and lawn space, with a shed and outdoor tap for convenience. On-street permit parking is available.

Images are for illustrative purposes only. A deposit assist contribution is available—please contact our office for details.

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Estate charge: Approximately £296.61 PA





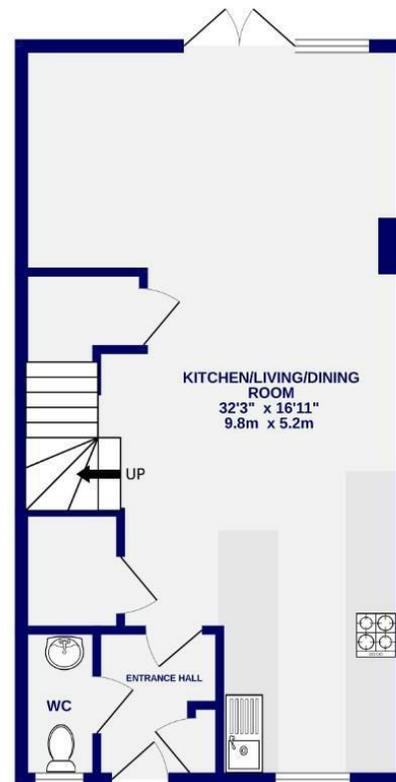
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Freehold
Council Tax Band - New Build

- Modern New Build End Townhouse
- Ready To Move Into
- Three Double Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Open Plan Kitchen Living Diner
- South Facing Rear Aspect
- On Street Permit Parking
- No Onward Chain
- 5% Deposit Assist Available On This Property

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.

GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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. It is included in this plan: the garage/storerooms 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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