



Cherry Mews , York YO31 8AG

£440,000



The Clifford – Three Bedroom Home – Over 1,100 Sq Ft

Situated within the highly sought after Cocoa Gardens development, The Clifford is a beautifully designed three bedroom home offering over 1,100 sq ft of stylish and energy efficient accommodation. Ideally located with direct access to York's orbital cycle route and within easy reach of the city centre, railway station, York District Hospital and a range of well regarded schools, Cocoa Gardens combines modern living with exceptional convenience.

Built by Latimer, part of Clarion Housing Group, the development has been thoughtfully designed to provide sustainable homes finished to a high specification. Each property benefits from an air source heat pump, helping to reduce energy consumption while maintaining year round comfort.

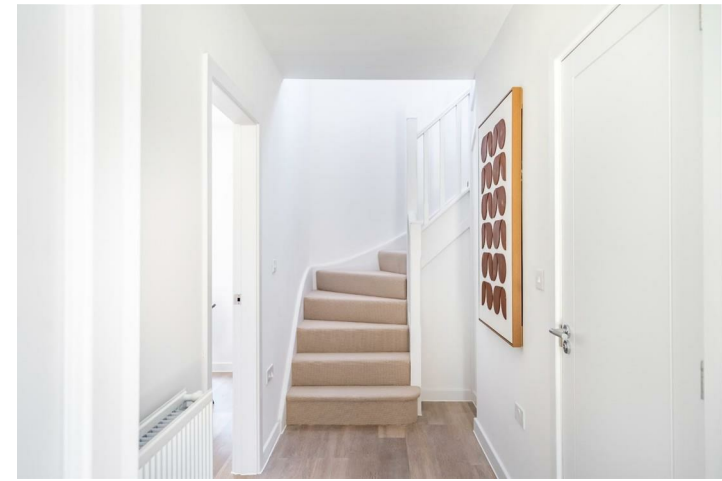
The accommodation is arranged over two floors and has been designed with modern lifestyles in mind. The ground floor features a spacious kitchen diner fitted with a range of contemporary units, integrated Bosch appliances and quality Amtico flooring. To the rear, the generous living room provides an excellent space for relaxing and entertaining, with French doors opening directly onto the garden. A cloakroom and useful understairs storage complete the ground floor.

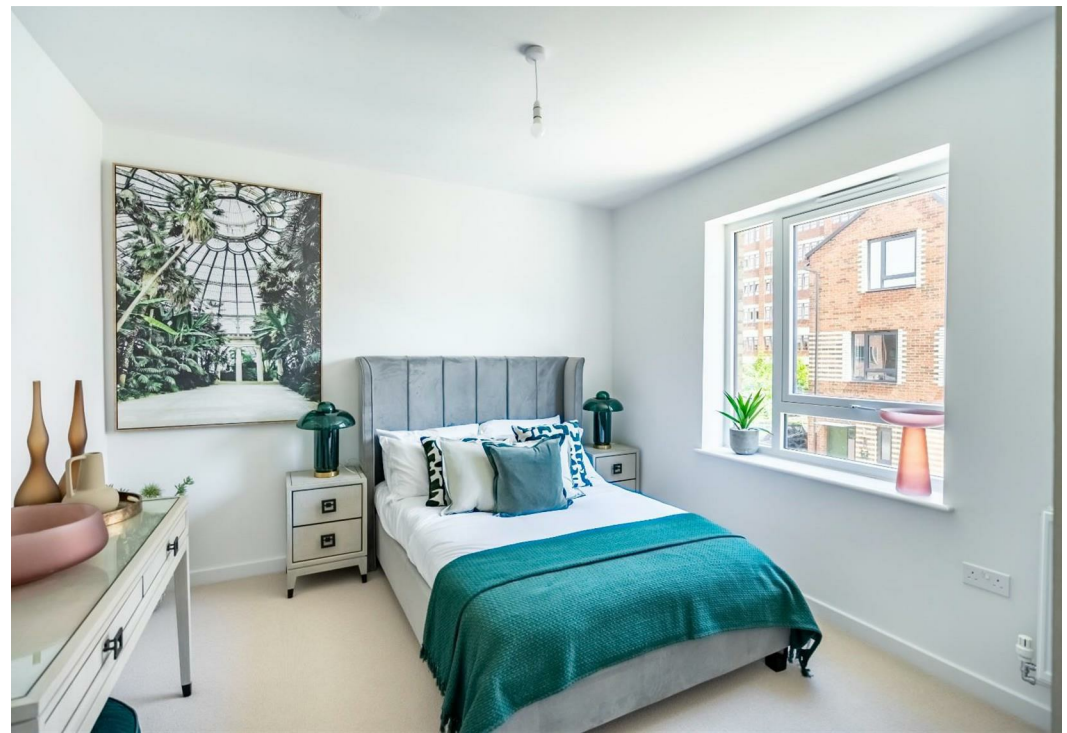
To the first floor are three well proportioned double bedrooms. The principal bedroom benefits from a walk in wardrobe and a stylish en suite shower room. The remaining bedrooms are served by a contemporary family bathroom fitted with quality sanitaryware and a rainfall shower over the bath.

Externally, the property enjoys an enclosed rear garden with patio seating area, lawn, garden shed and outdoor tap. A private driveway provides off street parking and benefits from an electric vehicle charging point.

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

Estate Charge: Approximately £296.61 per annum.





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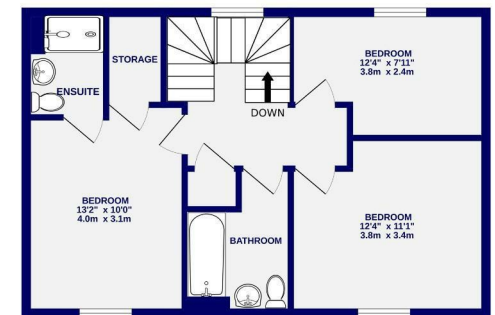
Freehold
Council Tax Band - D

- New Build Semi Detached House
- A 5% Deposit Incentive Available
- Three Bedrooms and Two Bathrooms
- Lounge and Separate Dining Kitchen
- West Facing Rear Garden on Plot 68
- Permit Parking and Walking Distance Of
York City Centre
- EPC B

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft (101.9 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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