



William Street
, York
YO31 8AZ

£450,000



An attractive detached home forming part of the highly regarded Cocoa Gardens development, offering energy efficient living in a convenient location close to York city centre.

Developed by Latimer, part of Clarion Housing Group, Cocoa Gardens is ideally placed for access to York Railway Station, York District Hospital, local schools and the city's extensive range of shops, restaurants and amenities. Designed with sustainability in mind, this home benefits from an air source heat pump and solar panels, helping to reduce running costs.

The Lendal design offers over 1,000 square feet of thoughtfully arranged accommodation. A welcoming entrance hall leads to a superb open plan kitchen, living and dining space, flooded with natural light from windows on three elevations. High quality Amtico flooring runs throughout the ground floor.

The contemporary kitchen features a range of fitted units and integrated Bosch appliances including a fan oven, microwave and induction hob. To the rear, the living and dining area overlooks the garden and opens onto the patio through French doors. A cloakroom and two useful storage cupboards complete the ground floor.

To the first floor are three double bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with Vitra sanitaryware and Vado brassware.

Externally, the property enjoys a south facing rear garden with patio area and garden shed, providing an excellent space for outdoor entertaining and relaxation.

Offering modern accommodation, excellent energy efficiency and a popular location, this is a fantastic opportunity to acquire a high quality detached home close to the heart of York.

Estate Charge: Approximately £296.61 per annum.



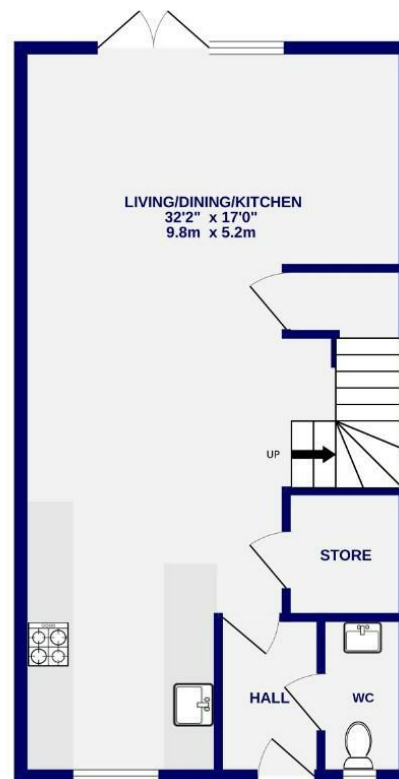


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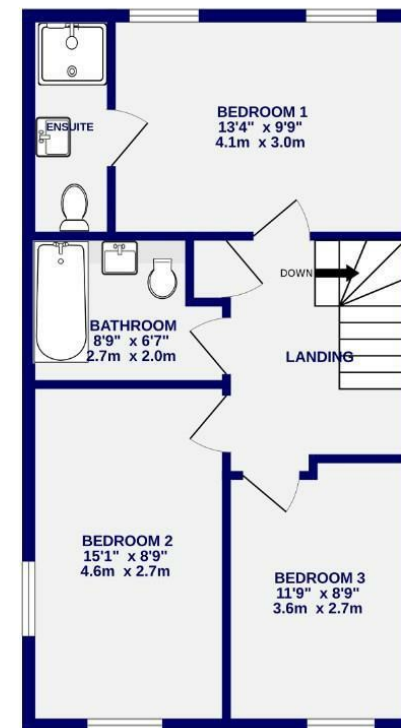
Freehold
Council Tax Band - New Build

- Modern New Build Detached House
- A 5% Deposit Assist Is Available - Contact Agent For More Details
- Two Bathrooms & Three Double Bedrooms
- Open Plan Kitchen Living Diner
- Air Source Heat Pump & Solar Panels
- Permit Parking and Walking Distance To York City Centre
- South Facing Rear Aspect
- EPC B

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1094sq.ft. (101.6 sq.m.) approx.

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