





# Cocoa Gardens

## Wigginton Road, York

### YO31 8AY

£575,000



Set in a most convenient position, offering easy access to York city centre, train station, York District Hospital and a range of local schools, is the highly sought after development of Cocoa Gardens.

Designed and constructed by Latimer, part of Clarion Housing Group, this exceptional site offers a choice of contemporary builds, designed with quality and efficiency in mind as the properties feature air source heat pumps.

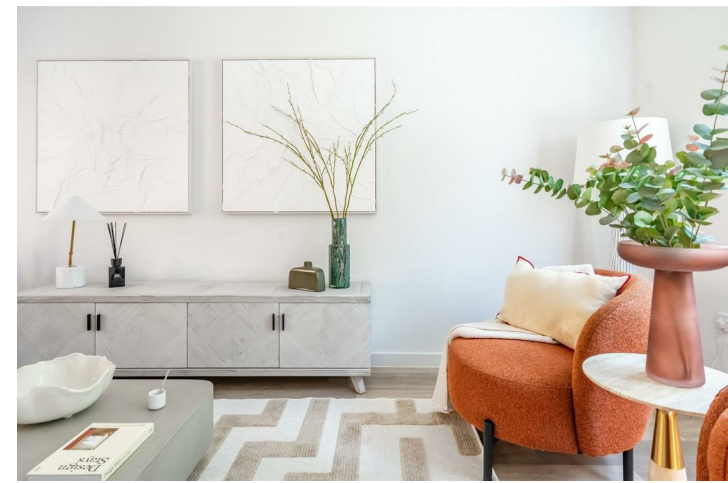
Offering fantastic living accommodation throughout, The Micklegate is a contemporary townhouse spanning three floors and featuring four well proportioned bedrooms, making it an ideal family home.

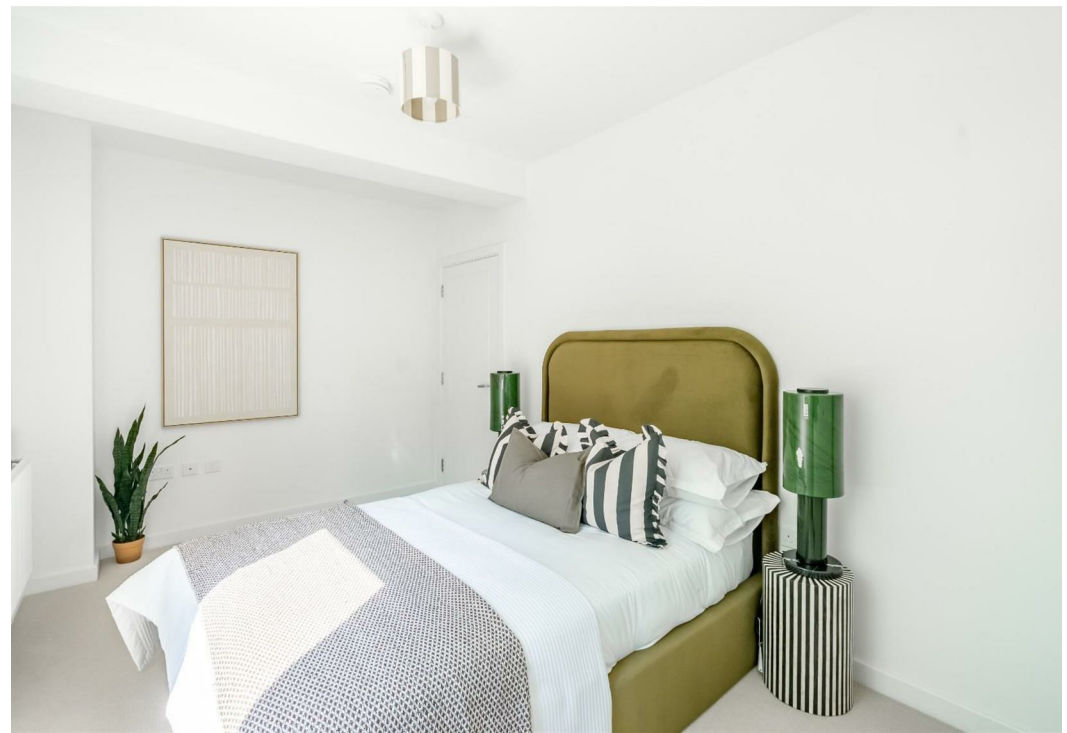
Internally, the property features an entrance hall that leads into the spacious kitchen diner. A large window overlooking the front aspect fills the space with natural light, highlighting the Amtico flooring that runs throughout the ground floor. The kitchen offers a range of contemporary wall and base units, complemented by sleek fixtures, fittings, and splashback tiles. Fully equipped, it includes integrated Bosch appliances, such as a fan oven, microwave, and induction hob.

To the rear of the property is the generous reception room, which opens onto the self contained garden through French doors. Completing the ground floor is a convenient cloakroom and a deep understairs storage cupboard accessible from the living room.

On the first floor are three well proportioned bedrooms, offering flexibility for furniture placement. These rooms are served by the three piece family bathroom, fitted with a Vitra toilet, basin, and bath complemented by Vado brassware. The bathroom includes a rainfall shower and a separate handheld shower.

Stairs from the landing lead to the impressive master bedroom on the second floor. Generous in size, the master bedroom features its own shower ensuite and a walk in storage cupboard.





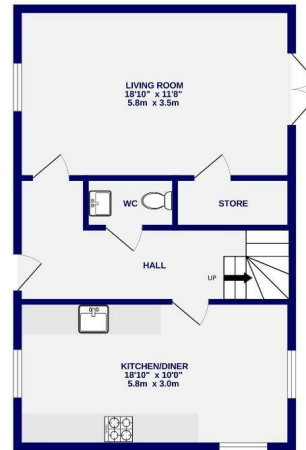


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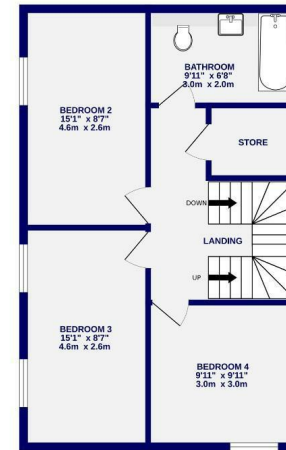
Freehold  
Council Tax Band - New Build

- 5% Deposit Boost Available For This Property
- Modern Newly Built Semi Detached House
- Three Storey Home
- Four Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Open Plan Kitchen Diner
- Allocated Parking
- No Onward Chain

GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1460sq.ft. (135.6 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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