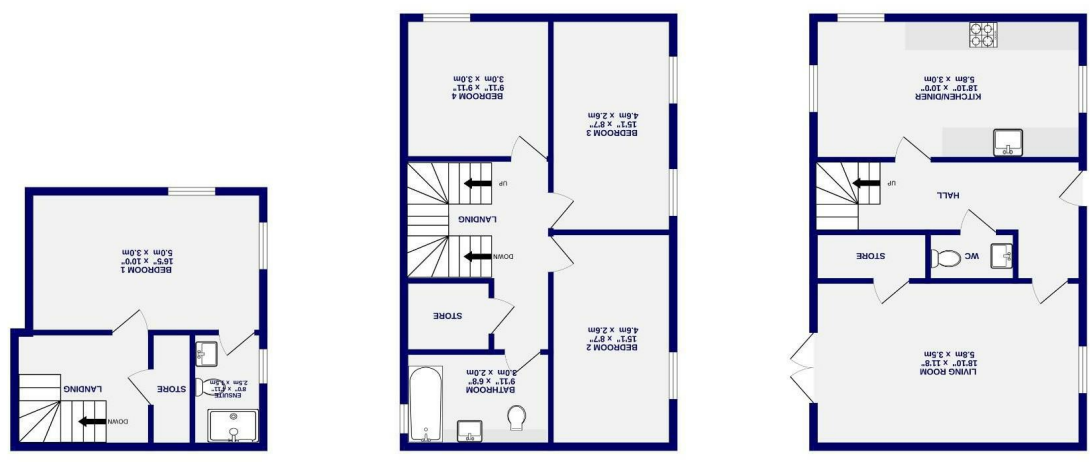


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact', if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- Modern Newly Built Semi Detached House
- Three Storey Home
- Four Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Separate Living Room
- Open Plan Kitchen Diner
- Allocated Parking
- No Onward Chain

Freehold  
Council Tax Band - New Build

# The Micklegate, Wigginton Road, YO31 8AY



TOTAL FLOOR AREA: 146sq ft (135.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plans, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the measurements of rooms and any other areas by measuring them themselves. The plans are for illustrative purposes only and should not be used as such by any prospective purchaser. The plans do not show any services, appliances, equipment or facilities. The plans are to be used in conjunction with the particulars of sale. The plans do not show any services, appliances, equipment or facilities. The plans are to be used in conjunction with the particulars of sale.

The Micklegate, Cocoa  
Wigginton Road, York  
YO31 8AY

£550,000



Plot 36 - The Micklegate - Four Bedroom Semi-Detached - Freehold

Cocoa Gardens is a sought-after development of eco-friendly new homes, perfectly placed with direct access onto the cycle path that loops around York and within walking distance of the city centre. Offering green open spaces and countryside walks alongside excellent access to the train station, District Hospital and local schools, it delivers the best of both city and outdoor living.

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

Spanning three floors, The Micklegate offers over 1,200 sq. ft. of versatile living space and four well-proportioned bedrooms, making it an ideal family home.

The ground floor features a stylish kitchen diner with Bosch appliances and Amtico flooring, and a spacious rear reception room with French doors to the private west-facing garden. A cloakroom and useful understairs storage complete the level.

On the first floor are three generous bedrooms served by a modern family bathroom with rainfall shower. The impressive top floor is dedicated to the master suite, with en suite shower room and walk-in storage.

Externally, the property includes an enclosed garden with patio and lawn space, a shed, outdoor tap, and allocated parking, with further on-street permit parking available.

Images are for illustrative purposes only.

Estate charge: Approximately £296.61 PA

