



**SHARED OWNERSHIP** - Option to purchase a share anywhere between 35% and 75% of full market value.

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.

Benefitting from over 1,000 sq. ft. of living accommodation and featuring a modern open plan kitchen, living, and dining area, The Foss offers versatile living for a range of buyers.

Internally, the property features a spacious hall that leads into the open plan kitchen, living, and dining area. With windows on two aspects, this wonderful space is bathed in natural light throughout the day, highlighting the high quality Amtico flooring that spans the ground floor.

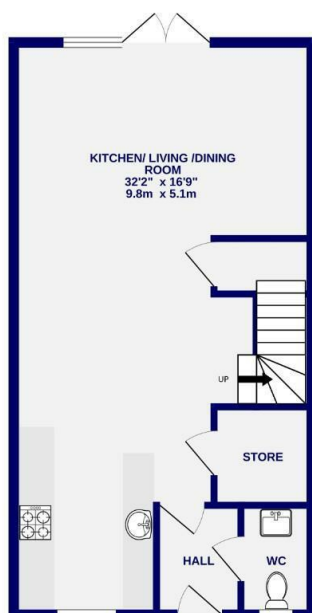
At the front of the property is the fitted kitchen, which boasts a stylish array of wall and base units complemented by sleek fixtures, fittings, and splashback tiles. Well equipped, the kitchen includes a range of appliances, including a Bosch fan oven, microwave, and induction hob. To the rear of the property is the living and dining area, which overlooks the garden through French doors. Conveniently, this room also includes two deep cupboards, ideal for various storage needs. Completing the ground floor is a cloakroom and cupboard.

A wide staircase leads to the first floor landing, providing access to three double bedrooms. The master bedroom, located at the rear, features a modern three piece en suite shower room. Perfect for family use, the bathroom includes a rainfall shower over the bath and a separate handheld shower.

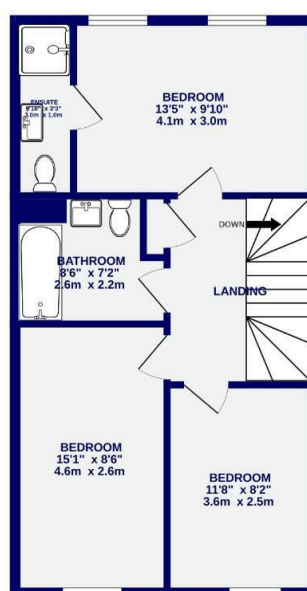
Externally, the property features a private garden with a paved patio area, scope for a lawn, all enclosed by fencing for added privacy. The garden also benefits from a storage shed and a convenient outdoor tap. The property also offers driveway parking with an EV charger.



**GROUND FLOOR**  
538 sq.ft. (50.0 sq.m.) approx.



**1ST FLOOR**  
534 sq.ft. (49.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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. It is intended that the floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown floor plan have not been tested and are guaranteed as to their operability. Made with Metreplan 120204

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