



Cocoa Gardens Wigginton Road, York YO31 8AY

35% Shared Ownership



** SOLD OFF MARKET **

50% SHARED OWNERSHIP

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.

A perfect home for any first time buyer or couple, the Ouse offers open plan living on the ground floor with the benefit of two double bedrooms.

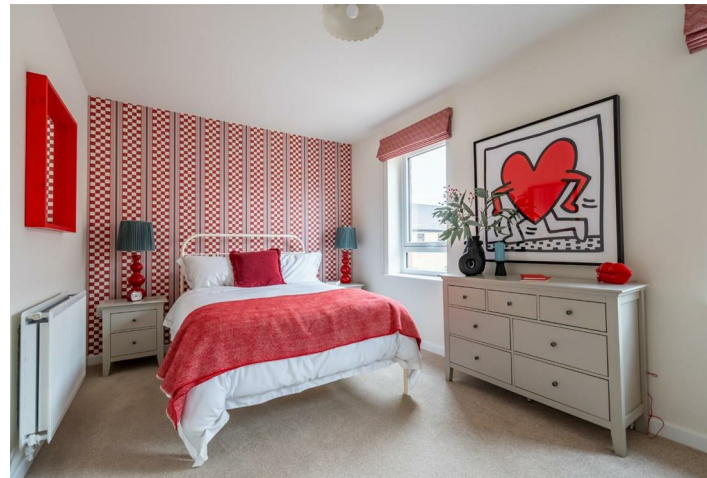
Internally the property offers an entrance hall which leads into the open plan reception and kitchen space. High quality Amtico flooring seamlessly connects the living areas, and is bathed in natural light thanks to the expansive French doors that look out to the garden. The kitchen offers an array of contemporary wall and base units, with complimenting fixtures and fittings. Well equipped, the kitchen consists of a range of integrated appliances, including a Bosch fan oven, Bosch microwave and Bosch induction hob. To complete the ground floor is a cloakroom off the hall, and a deep storage cupboard accessed from the living space.

On the first floor are two double bedrooms allowing for a range of furniture in any position. These bedrooms are supplied by the three piece family bathroom. The bath offers a rainfall shower in addition to a separate hand held shower.

Externally is a self contained garden which comprises of space for lawn and patio, with a fence surround. Conveniently there is a shed for storage, in addition to an outdoor tap. On street parking is available, permit needed.

Please note that images displayed are stock photographs, and the fixtures and fittings may vary on each plot.

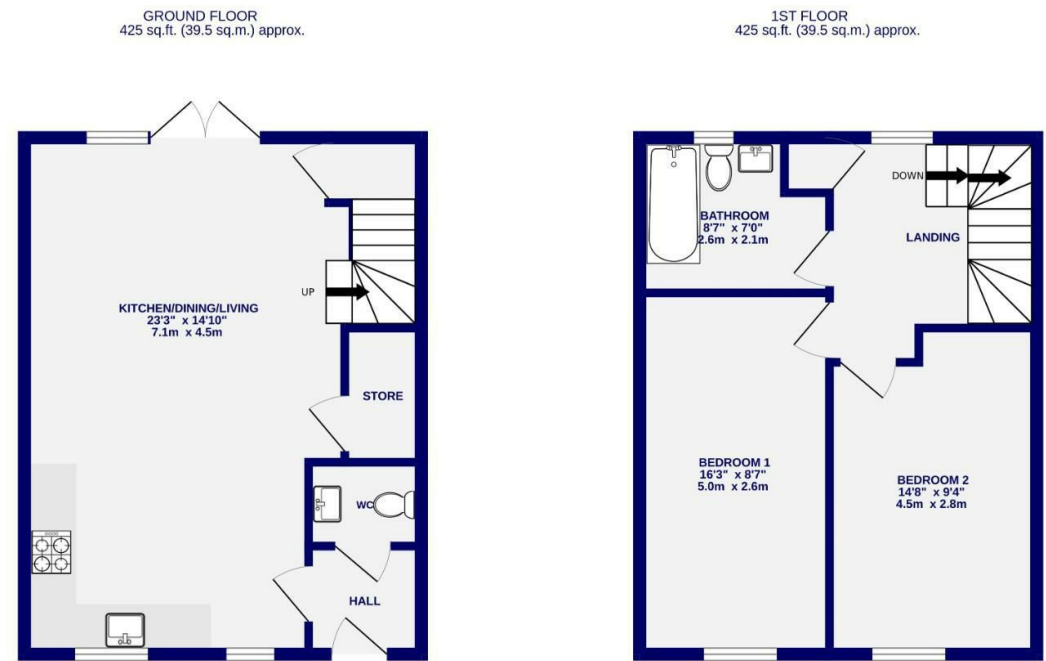
Leasehold
990 year lease from 2025
£0 Ground Rent
£57.66 per annum Service Charge (TBC by developer)



Cocoa Gardens Wigginton Road, York YO31 8AY

Leasehold
Council Tax Band -

- SHARED OWNERSHIP - purchase a share between 35% and 75%
- Two Bedroom Townhouse
- Bathroom & Ground Floor W.C
- Popular Residential Development
- Close To York City Centre
- Perfect First Home
- No Onward Chain



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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/storeroom 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.
Made with Metropix 020204

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.