





# The Ouse, Cocoa Gardens Wigginton Road, York YO31 8JQ

£340,000



The Ouse - Two Bedroom Home – 850 sq. ft.

Cocoa Gardens is a highly desirable development of new eco homes, perfectly placed with direct access onto the cycle path that circles York and just a short walk from the city centre. Surrounded by green open spaces and close to the train station, District Hospital and well-regarded schools, it offers the perfect balance of convenience and outdoor lifestyle.

Built by Latimer, part of Clarion Housing Group, the homes combine contemporary design with sustainable living, featuring air source heat pumps and high-quality finishes throughout.

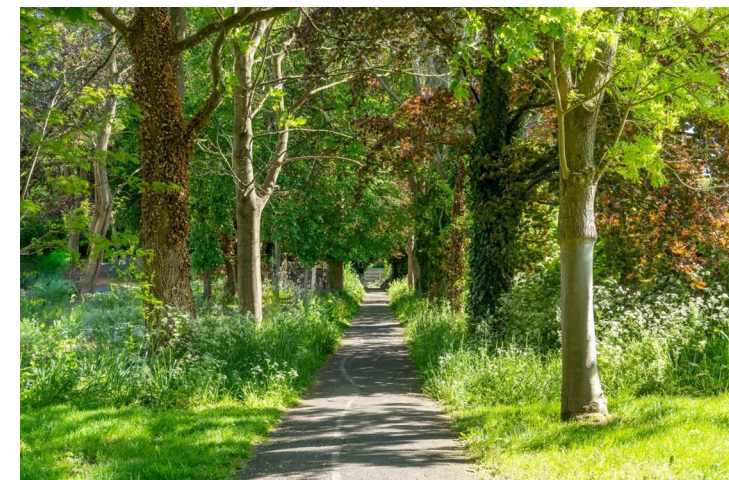
The Ouse provides over 850 sq. ft. of modern accommodation. The ground floor includes an open plan spacious living, dining, kitchen diner with Bosch appliances and Amtico flooring, opening onto the private garden through French doors. Practical features such as understairs storage and a cloakroom complete the level.

Upstairs, there are two double bedrooms and a stylish family bathroom, with rainfall shower over the bath.

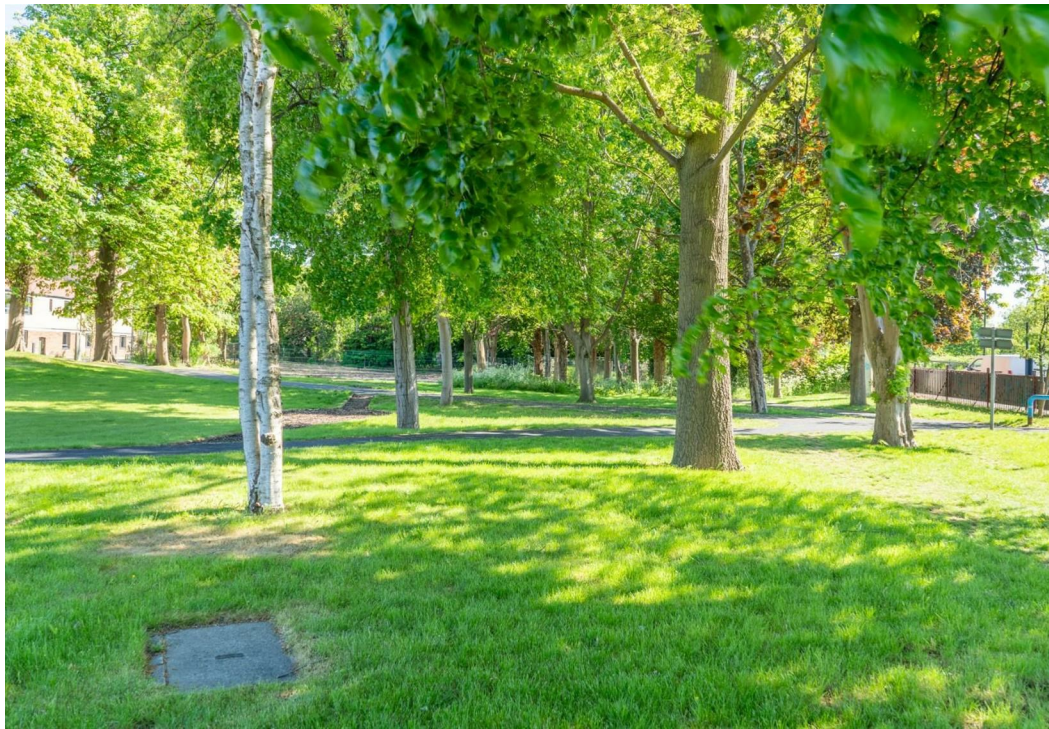
Externally, the home enjoys a private garden with patio, lawn space, shed and outdoor tap. Driveway parking and electric charge point is available to the front of the property.

Images are for illustrative purposes only. Fixtures and fittings may vary.

Estate charge: Approximately £296.61 PA









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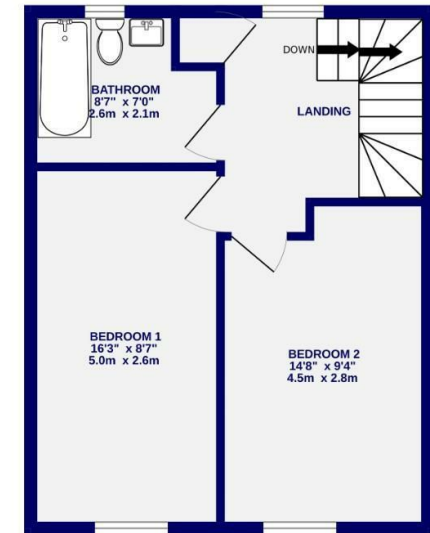
Freehold  
Council Tax Band -

- 5% Deposit Boost Available On This Property
- Two Bedroom Townhouse
- Bathroom & W.C
- Open Plan Kitchen Diner
- East Facing Rear Garden
- Driveway Parking With An Electric Charger Point
- Air Source Heat Pumps
- No Onward Chain

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



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/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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