Ashtons

The Foss, Cocoa Gardens, Wigginton Road, York, YO31

The Foss, Cocoa Gardens
Wigginton Road, York
YO31 8AH

£341,250

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75% Shared Ownership for £341,250 with some incentives available.
Opportunity to purchase between 25% and 75% of the full market value.

Cocoa Gardens is a highly regarded development, ideally positioned for easy access to York city centre, the railway station, York District Hospital and a choice of local schools. Built by Latimer, part of the Clarion Housing Group, the homes here combine contemporary design with energy efficiency, each benefitting from air source heat pumps.

The Foss offers over 1,000 sq. ft. of versatile living space, centred around a stylish open-plan kitchen, living and dining area.

The ground floor opens with a spacious entrance hall and cloakroom, leading through to the main living space. With windows on two aspects, this superb room is filled with natural light, enhanced by high-quality Amtico flooring. The fitted kitchen, set to the front, features a range of sleek wall and base units, splashback tiling and integrated Bosch appliances including oven, microwave and induction hob. To the rear, the living and dining area enjoys French doors opening directly onto the garden and benefits from two deep storage cupboards.

A wide staircase leads to the first floor, where three well-proportioned double bedrooms are found. The principal bedroom boasts a contemporary en-suite shower room, while the family bathroom offers a Vitra suite with bath, rainfall and handheld showers, complemented by Vado brassware.

Externally, the property enjoys a private south-facing garden with paved patio, lawn, storage shed and outdoor tap. To the front, a driveway provides off-street parking complete with EV charging point.

Please note: images shown are stock photographs and fixtures and fittings may vary by plot.

Leasehold
990 years from 2025
Rent £260.68 (75% Ownership)
Service Charge: £45.40 per month

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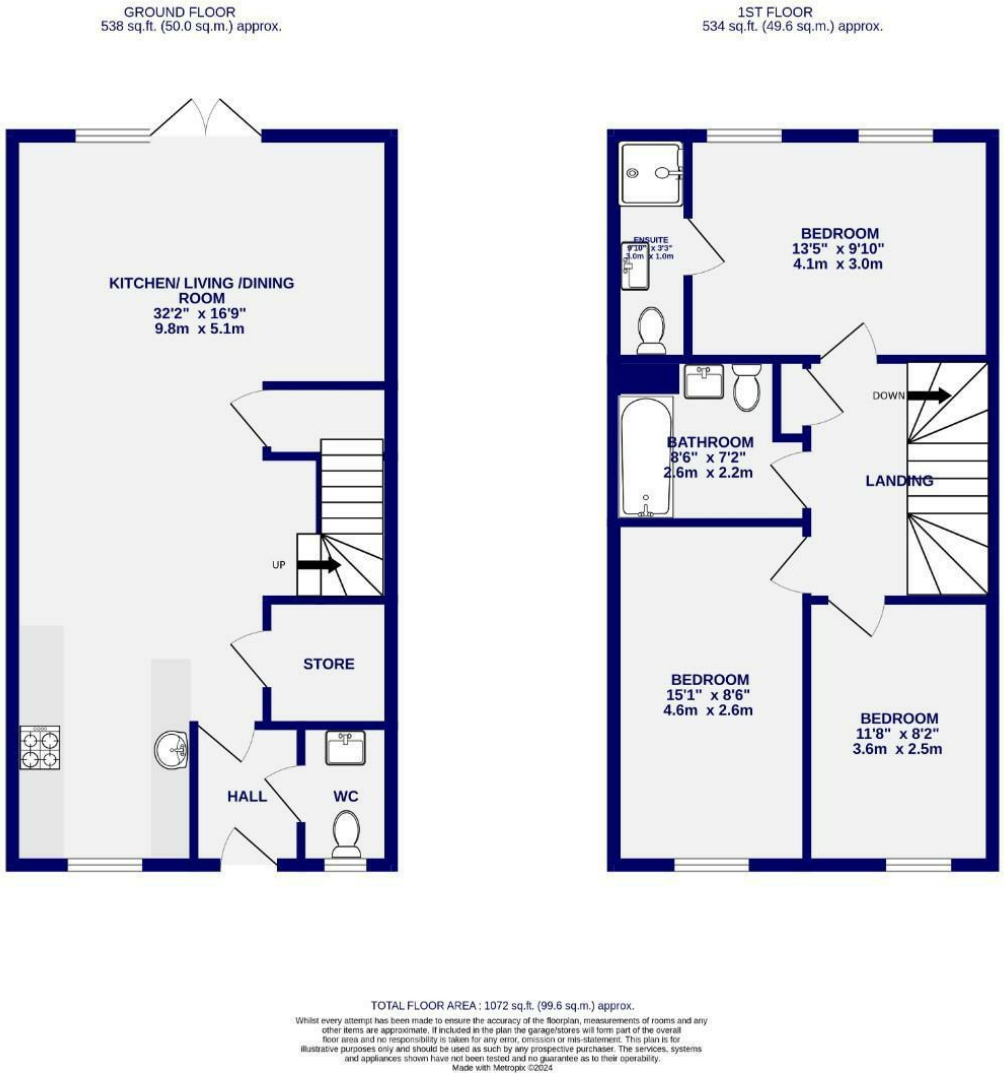
Leasehold
Council Tax Band -

- 75% Shared Ownership Available
- The Foss
- Three Bedrooms
- Townhouse
- New Development
- Ideal First Home
- EPC TBC



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