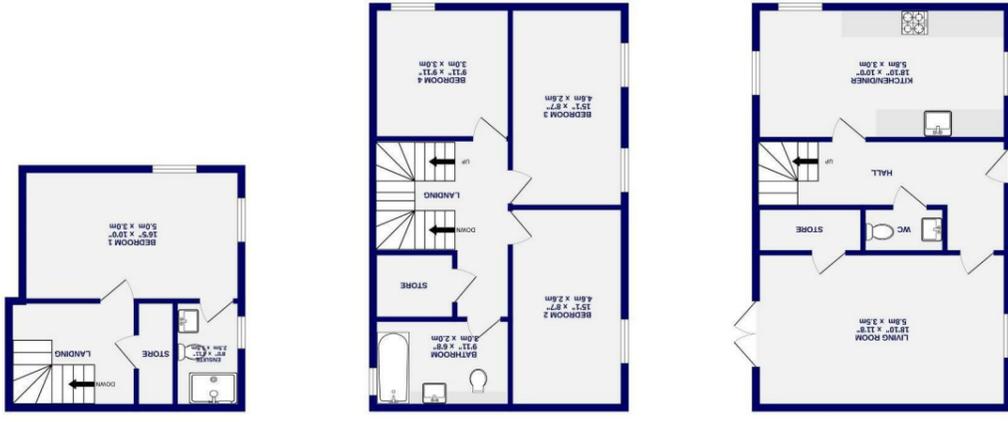


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- 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: 1460sq. 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 the purchaser should verify the measurements of rooms and any other areas and should be satisfied by any inspection or otherwise. The purchaser should also verify the accuracy of the floor plans and should be satisfied by any inspection or otherwise. The purchaser should also verify the accuracy of the floor plans and should be satisfied by any inspection or otherwise. The purchaser should also verify the accuracy of the floor plans and should be satisfied by any inspection or otherwise.



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

