Ashtons

Yearsley Way, Clifton, York, YO31 8AP

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Clifton, York
YO31 8AP

5% Deposit Paid £474,996

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ASKING PRICE IS INCLUSIVE OF A 5% DEPOSIT INCENTIVE
The purchaser will still pay stamp duty based on the asking price of £499,950.

The Walmgate is a superb four bedroom townhouse offering over 1,400 sq ft of stylish and flexible accommodation arranged across three floors. Situated within the highly sought after Cocoa Gardens development, this spacious home is ideal for families and buyers seeking modern, energy efficient living close to York city centre.

Built by Latimer, part of Clarion Housing Group, Cocoa Gardens occupies the former Rowntree's factory grounds and benefits from direct access to York's cycle network, whilst being within easy reach of the railway station, York District Hospital, local schools and the city's extensive range of amenities. The development has been designed with sustainability in mind, with homes benefiting from air source heat pumps and high quality finishes throughout.

The ground floor features a welcoming entrance hall leading to a bright open plan kitchen, living and dining area. Finished with Amtico flooring, the contemporary kitchen includes integrated Bosch appliances, while French doors open onto the rear garden. Two storage cupboards and a cloakroom complete the ground floor.

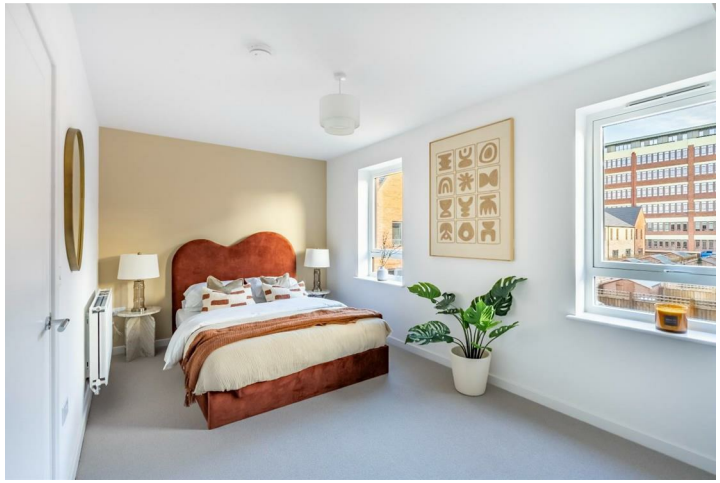
To the first floor are two generous double bedrooms and a stylish family bathroom fitted with quality sanitary ware and a rainfall shower over the bath.

The second floor hosts two further double bedrooms, including an impressive principal suite with fitted storage and an en suite shower room.

Externally, the property enjoys an enclosed rear garden with patio, lawn, garden shed and outdoor tap. A private driveway provides off street parking.

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

Estate Charge: Approximately £328.73 per annum.
*The deposit assist will be deducted from the completion statement and NOT on exchange of contracts *



Yearsley Way
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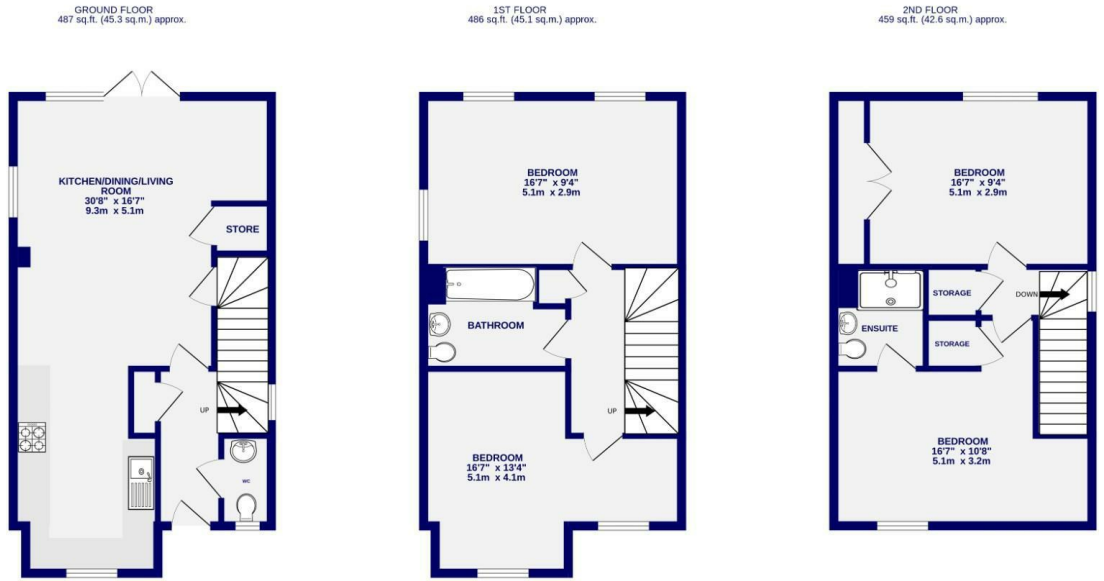
Freehold
Council Tax Band - E

- ASKING PRICE IS INCLUSIVE OF A 5% DEPOSIT INCENTIVE
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Ground Floor Living
- Driveway Parking And Electric Charger Point
- Air Source Heat Pump
- Over Looks A Central Green
- EPC B



TOTAL FLOOR AREA : 1410sq.ft. (131.0 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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Ashtons

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