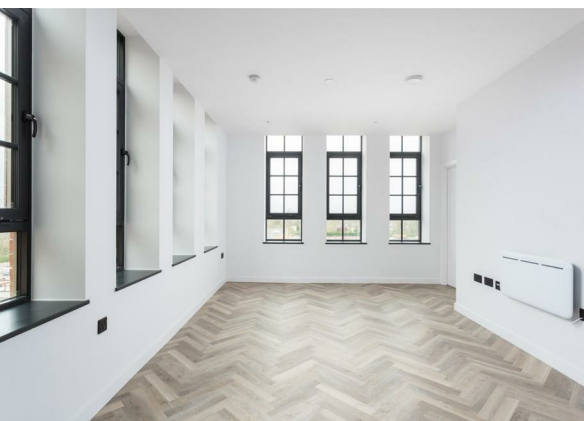


Haxby Road, York £1,850 Per Month

Walking distance from the City Centre the Cocoa Works is a stunning block of high specification apartments situated within the iconic former Rowntree Factory. Offered for rent unfurnished, the apartment boasts beautiful Minster Views, an onsite café, library and Sainsbury's local, as well as a 12 hours a day concierge service. An early viewing of this brand new apartment is strongly advised.

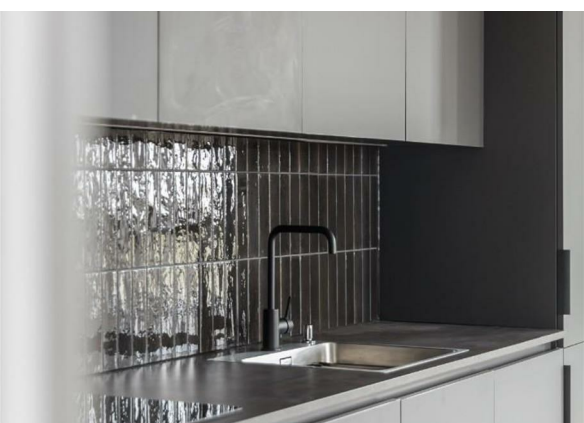


The building is accessed via a secure fob entry system, with lift and staircase to all floors. A solid wood door opens into this light airy fourth floor apartment. Boasting a stylish kitchen with integrated appliances, induction hob, stainless steel sink with mixer tap, tiled splashbacks and a range of wall and base units. The open plan kitchen living area benefits from no less than 8 windows, allowing in an abundance of natural light and offering quite stunning views on the City.

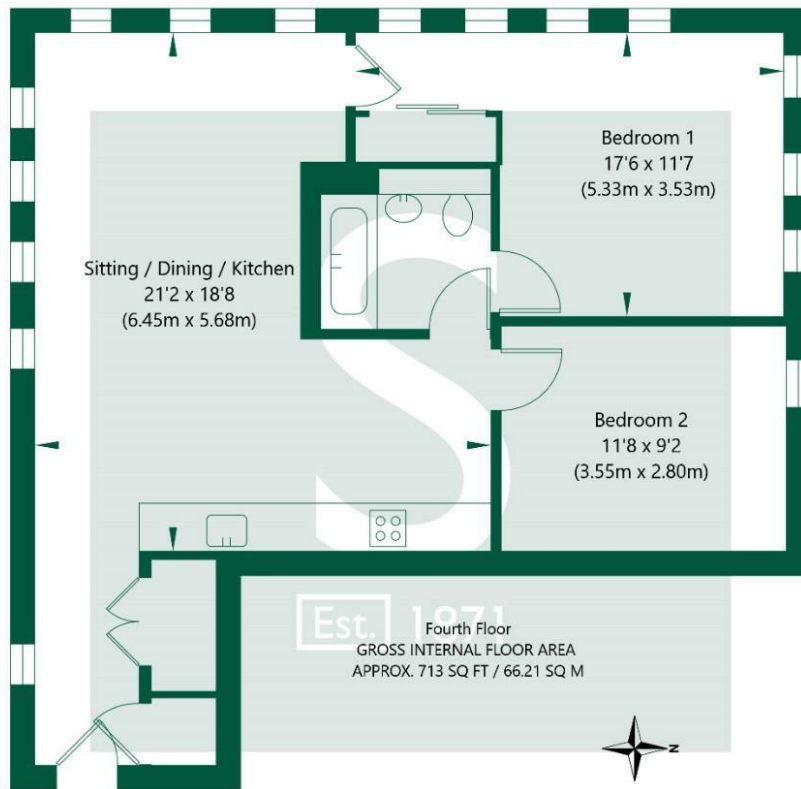


Bedroom one is a large, well proportioned double bedroom with built in wardrobes and well as a door in to the monochrome house bathroom. Bedroom two is another well proportioned double bedroom with ample space for freestanding furniture. The stylish, monochrome house bathroom is fully tiled and comes equipped with panelled bath with waterfall, gravity shower over, floating wash basin, and low flush wc.

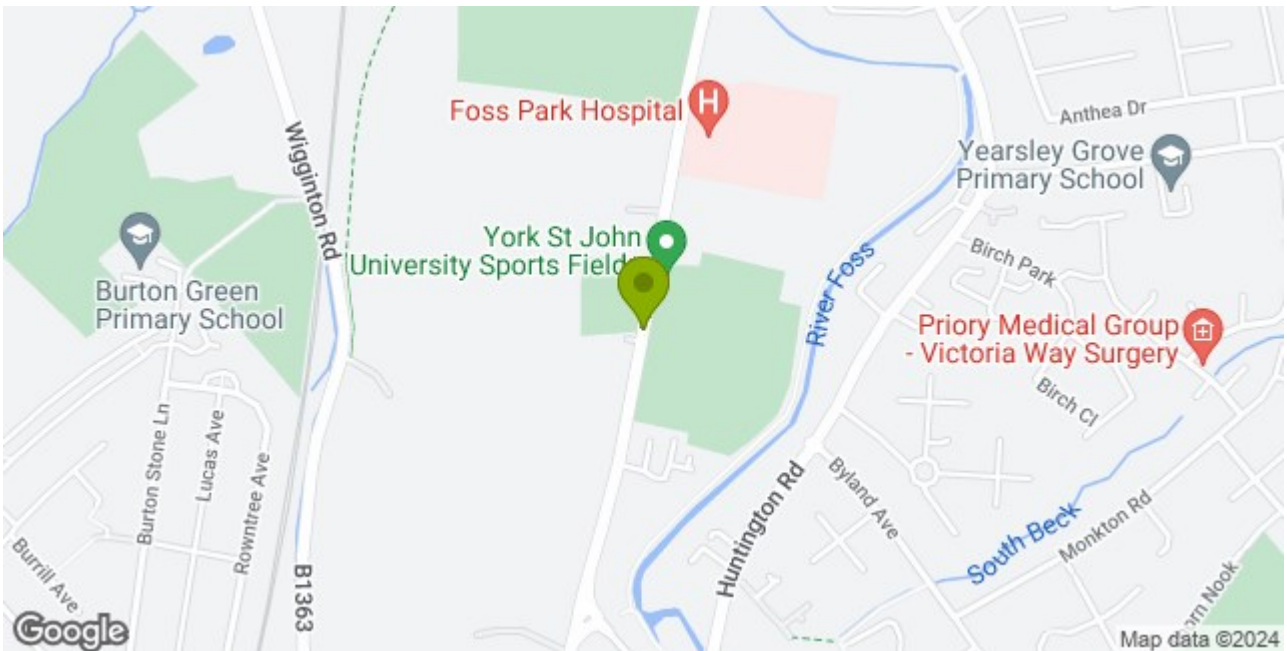
The property also benefits from a video intercom entry , as well as an air recirculation system and electric heating throughout. Crucially to the outside, the property comes with a allocated parking space, as well as locked bike storage.



The Cocoa Works, Haxby Road, York, YO31 8TA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 713 SQ FT / 66.21 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Partners

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- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

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