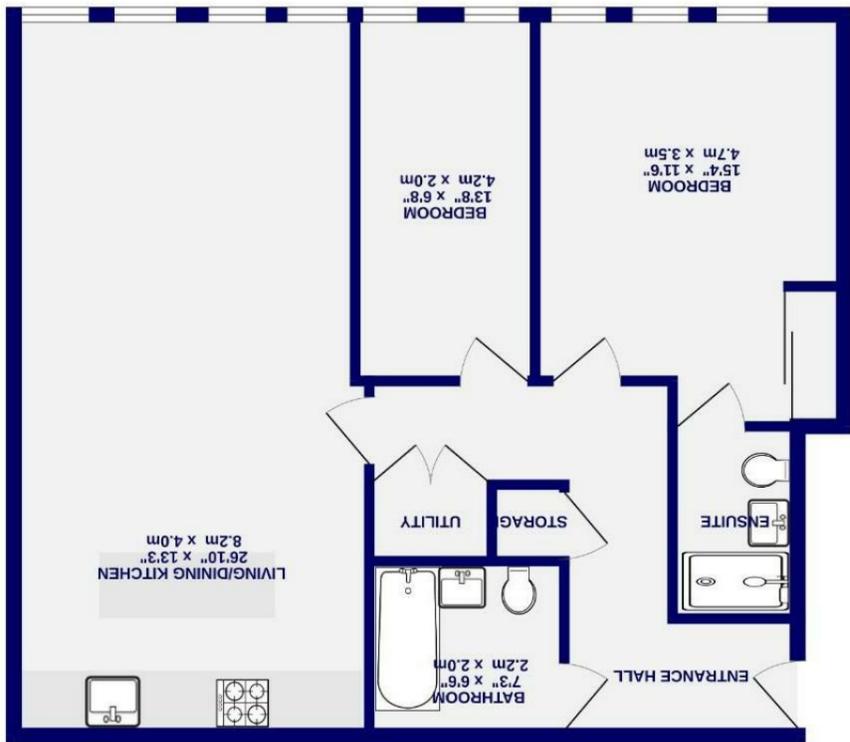


These Particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other details are approximate. It is advised that the purchaser should verify the measurements and details of the property and appliances shown thereon and make their own independent survey. The purchaser should also verify the condition of the property and any fixtures and fittings shown thereon and make their own independent survey. The purchaser should also verify the condition of the property and any fixtures and fittings shown thereon and make their own independent survey.



GROUND FLOOR 808 sq.ft. (75.1 sq.m.) approx.

- Benefits Of Shared Ownership : -
- Rent Paid On Remainder at 2.75% Per Annum, Which Can Be Less Than The Current Lending Rates Available
- Deposits are usually 5-10% of the price of your share.
- You only need a mortgage to cover the price of your share.
- Increase your share bit by bit all the way to owning 100%.
- Stamp duty can generally be deferred until your share reaches 80%.
- 35% Shared Ownership Based on Asking Price £340,000
- Lower running costs of a new-build home with the latest technologies, fixtures and fittings.

The Cocoa Works,  
 Haxby Road, York,  
 YO31 8TA  
 Leasehold  
 Council Tax Band - New Build



The Cocoa Works,  
Haxby Road, York  
YO31 8TA

35% Shared Ownership  
£119 000



A two bedroom third floor luxury apartment for £119,000 at 35% shared ownership with option to increase ownership up to 100%. The rent on the share you don't own is often less market rent (usually 2.75% of the full market value).

Nestled within the sought-after Cocoa Works development, this newly constructed third-floor apartment offers a blend of contemporary living and rich historical charm. Once the site of Rowntree's chocolate factory on Haxby Road, The Cocoa Works seamlessly integrates modern comforts with the industrial legacy of its past.

Just an 8-minute stroll from York city centre, residents enjoy easy access to its quaint streets, historical landmarks, and vibrant attractions. The development has been built by the award winning Latimer, part of the Clarion Housing Group.

The apartment itself is thoughtfully designed, featuring two bedrooms and a west-facing orientation that invites ample natural light throughout the day. Upon entry, you're greeted by an inviting hallway adorned with a large utility and storage cupboard, complete with a washer/dryer for added convenience.

The heart of the home lies in the spacious open-plan kitchen, dining, and living area, where high ceilings and historic design elements create an atmosphere of timeless elegance. The contemporary kitchen boasts a sleek, handle-less design complemented by integrated Bosch appliances and finished in a sophisticated matt texture.

Large feature windows illuminate the space, casting warm light onto the lime-washed oak-effect flooring laid in a classic Herringbone pattern. The result is a harmonious blend of modern luxury and historic character, offering residents a truly unique living experience.

Completing the apartment is a stylish bathroom adorned with Vado brassware in a striking matt black finish. A Crittall-style shower screen adds a touch of industrial chic, while the bath features sleek matt black framing and a Vado thermostatic overhead and handheld shower.

