



Ashtons

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

The Cocoa Works,
Haxby Road, York
YO31 8TA

£349,950



This exquisite 4th-floor apartment in the Cocoa Works development offers a delightful fusion of contemporary living and the rich heritage of its historic surroundings. Nestled within the former Rowntree's chocolate factory on Haxby Road, this residence seamlessly combines modern comforts with industrial charm.

Situated just an 8-minute stroll from York city centre, residents benefit from easy access to its charming streets, iconic landmarks, and lively attractions. Developed by the esteemed Latimer, a part of the Clarion Housing Group, the Cocoa Works promises quality craftsmanship and design excellence.

The apartment itself is meticulously planned, featuring two bedrooms and an east-facing orientation that bathes the interior in natural light throughout the day.

At the heart of the home lies the expansive open-plan kitchen, dining, and living area, characterized by high ceilings and historic design accents that exude timeless sophistication. The contemporary kitchen boasts a seamless, handle-less design, adorned with integrated Bosch appliances, and finished in an elegant matt texture.

Generous feature windows flood the space with warmth, accentuating the lime-washed oak-effect flooring laid in a classic Herringbone pattern. The result is a harmonious marriage of modern luxury and historic allure, offering residents a truly distinctive living experience.

Completing the apartment is a chic bathroom featuring Vado brassware in a striking matt black finish. A Crittall-style shower screen adds an industrial chic touch, while the bath is framed in sleek matt black, equipped with a Vado thermostatic overhead and handheld shower for indulgent relaxation.

**Parking Spaces Available By Separate Negotiation **



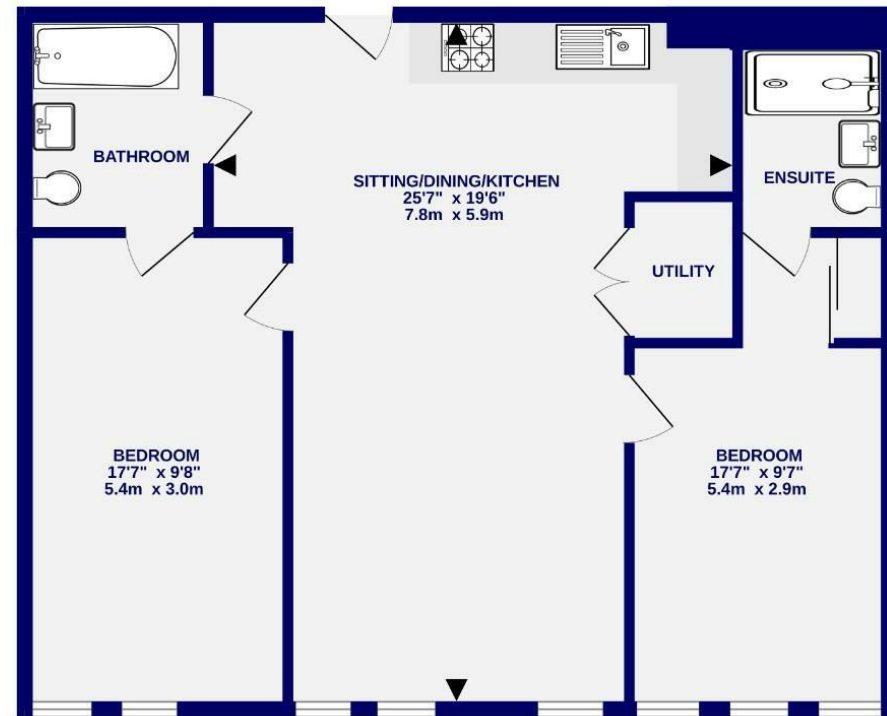


The Cocoa Works, Haxby Road, York YO31 8TA

Leasehold
Council Tax Band - New Build

- A New Build Two Bedroom Apartment
- Luxury Design In The Sought After Cocoa Works
- On site Restaurant and Convenience Store Coming Soon
- Fourth Floor With Views To The East
- Open Plan Living/Dining/Kitchen
- Parking Spaces and Electric Parking Spaces Available
- EPC TBC

GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.8 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. It is included in the plan the garage/shed 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.
Made with Metrapix 52024

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.