



The Cocoa Works,
Haxby Road, York
YO31 8TA

£429,950



This stunning sixth floor penthouse apartment offers a unique blend of modern living and historic charm, set within the renowned Cocoa Works development. Located in the iconic former Rowntree's chocolate factory on Haxby Road, this wonderful property enjoys windows overlooking the east aspect of York and boasts a contemporary design within this historic building.

Developed by Latimer, part of the Clarion Housing Group, The Cocoa Works is known for its superior craftsmanship and offers residents exclusive amenities such as a coworking space in the historic Joseph Rowntree building, immaculately landscaped communal gardens, and a concierge service.

A short walk from the city centre, York's nationally connected railway station, and a range of local amenities, this apartment is conveniently placed for a variety of buyers.

This apartment is thoughtfully designed, offering two bedrooms that enjoy ample 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. Large doors provide access to the balcony.

Completing the apartment is a chic bathroom and ensuite 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.

Leasehold
999 years remaining
£0 Ground rent
£3,156 annual service charge

**Parking Spaces Available By Separate Negotiation **





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Leasehold
Council Tax Band - New Build

- A Penthouse Apartment
- Luxury Design In The Sought After Cocoa Works
- On site Restaurant and Convenience Store Coming Soon
- Sixth Floor With East Facing View and Balcony
- Open Plan Living/Dining/Kitchen
- Parking Spaces and Electric Parking Spaces Available
- EPC TBC

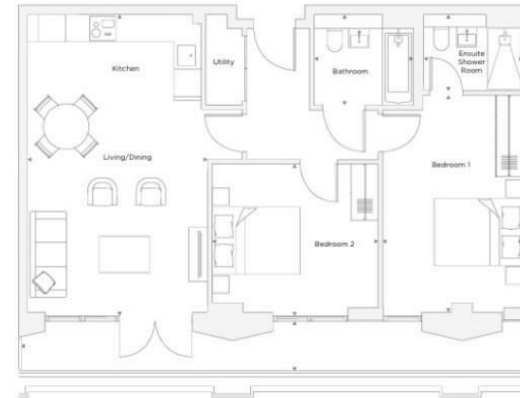
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THE COCOA WORKS

APARTMENT B6.05

2 Bedroom

Total Area 72.1 m² / 776.1 ft²



Kitchen/Living/Dining Room	3.84 m X 6.57 m	12' 7" X 21' 7"
Bedroom 1	3.08 m X 4.80 m	10' 1" X 15' 9"
Bedroom 2	3.67 m X 3.27 m	12' 0" X 10' 9"
Bathroom	2.20 m X 2.00 m	7' 3" X 6' 7"
Ensuite	2.20 m X 1.68 m	7' 3" X 5' 6"
Terrace	11.47 m X 1.22 m	37' 7" X 3' 12"



Floor plans are not to scale. Measurements are approximate and for guidance only. Design layouts are subject to change.