



The Cocoa Works,
Haxby Road, York
YO31 8TA

£595,000



This stunning sixth-floor penthouse apartment in the Cocoa Works development perfectly blends modern luxury with the historic charm of its iconic setting. Situated in the former Rowntree's chocolate factory on Haxby Road, this residence showcases contemporary design while preserving the industrial heritage of its surroundings. Just an 8-minute walk from York city centre, it offers residents quick access to the city's vibrant streets, famous landmarks, and lively attractions. Developed by Latimer, part of the Clarion Housing Group, Cocoa Works ensures exceptional craftsmanship and includes amenities such as a co-working space in the former Joseph Rowntree building and a 12-hour concierge service.

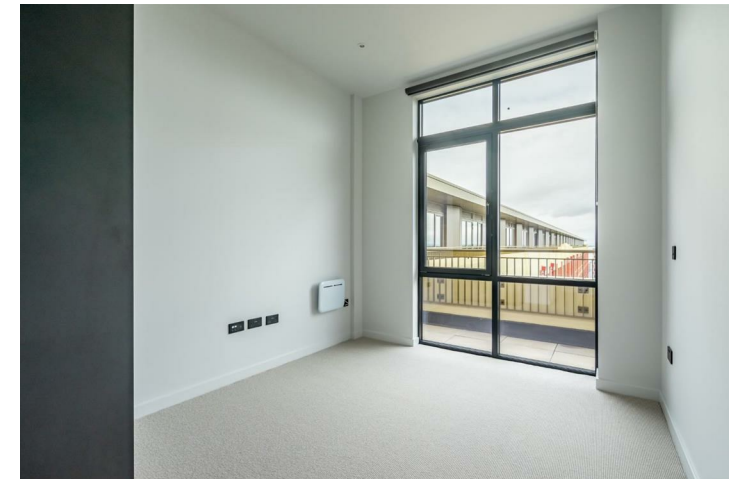
The apartment boasts a well-thought-out layout with three bedrooms and an east-facing aspect that fills the space with natural light. The heart of the home is the expansive open-plan kitchen, dining, and living area, where high ceilings and historic details create a sophisticated atmosphere. The modern kitchen features a sleek, handle-less design with integrated Bosch appliances, finished in a chic matt texture for a refined look. The property features a large balcony that wraps round on two sides and is accessed by the living space.

Large feature windows flood the space with light, while lime-washed oak-effect flooring in a classic Herringbone pattern adds warmth and elegance. This thoughtful combination of modern and historical elements creates a unique and inviting living experience.

The stylish bathroom features Vado brassware in matte black, with a Crittall-style shower screen adding a touch of industrial flair. The bath is framed in sleek matt black, and comes equipped with both an overhead and handheld Vado thermostatic shower, offering a luxurious, spa-like experience.

Leasehold
999 years remaining
£0 Ground rent
£3,238 annual service charge

Parking spaces available through separate negotiation

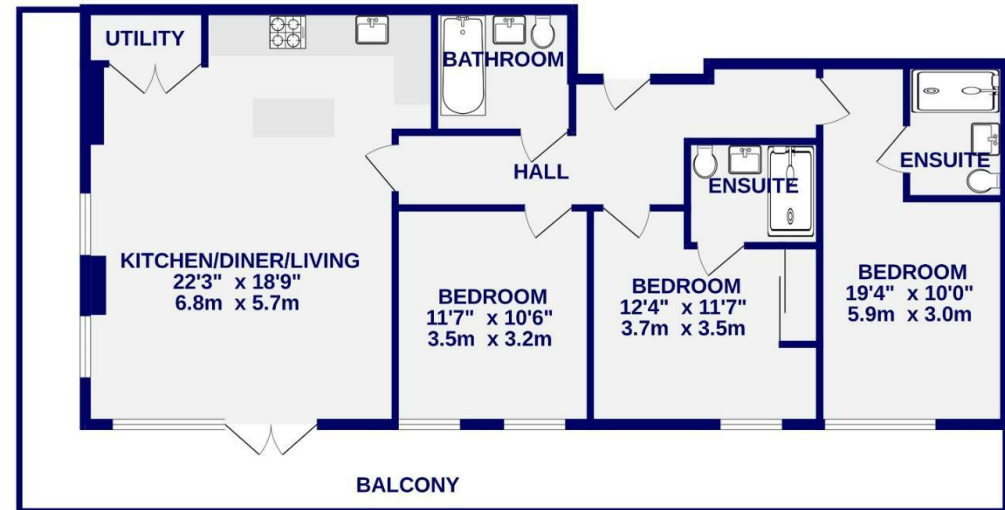




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Leasehold
Council Tax Band - New Build

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



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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/storerooms 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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