



The Cocoa Works,
Haxby Road, York
YO31 8TA

£359,950



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 Latimer, part of the Clarion Housing Group, Cocoa Works is known for its superior craftsmanship and offers residents exclusive amenities such as a co-working space in the historic Joseph Rowntree building and a 12-hour concierge service.

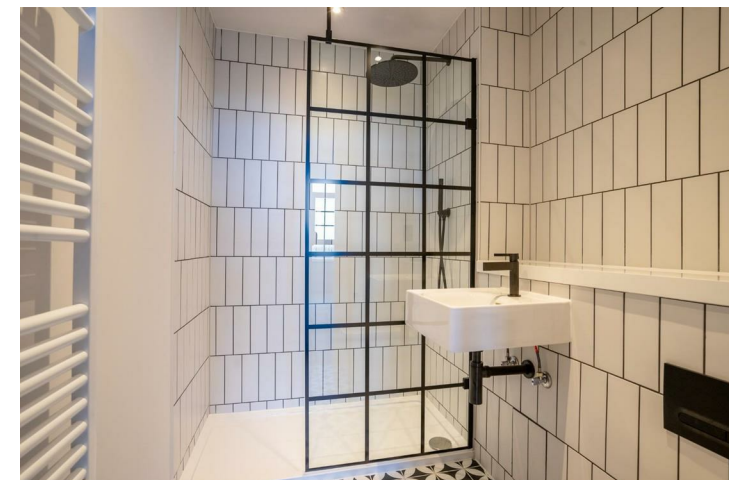
The apartment itself is meticulously planned, featuring two bedrooms and an east-facing orientation that bathes the interior in natural light throughout the day.

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 ****





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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

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