



The Cocoa Works

Haxby Road, York
YO31 8AE

£390,000



Ashtons Estate Agents are delighted to offer this beautifully presented two bedroom, fifth-floor apartment with allocated parking, combining modern luxury with the historic charm of the renowned Cocoa Works development, formerly Rowntree's chocolate factory on Haxby Road. This Stylish home is just a short walk from the city centre, renowned restaurants, shops and bars, York railway station, and local amenities. Set in a building known for its exceptional craftsmanship, residents benefit from exclusive amenities including a coworking space in the historic Joseph Rowntree building, landscaped communal gardens, and an on-site coffee shop.

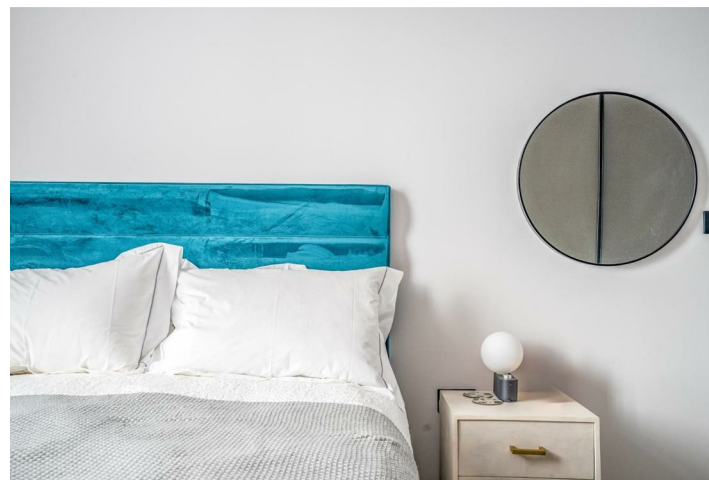
The spacious hallway leads to the showpiece of the home: an open-plan kitchen, dining, and living space with striking green views and rooftop vistas. High ceilings, original features, and large windows create a loft-style atmosphere, complemented by herringbone-patterned, lime-washed oak-effect flooring. The kitchen is sleek and modern, with integrated Bosch appliances, matte finishes, and a stylish breakfast bar with glass display storage.

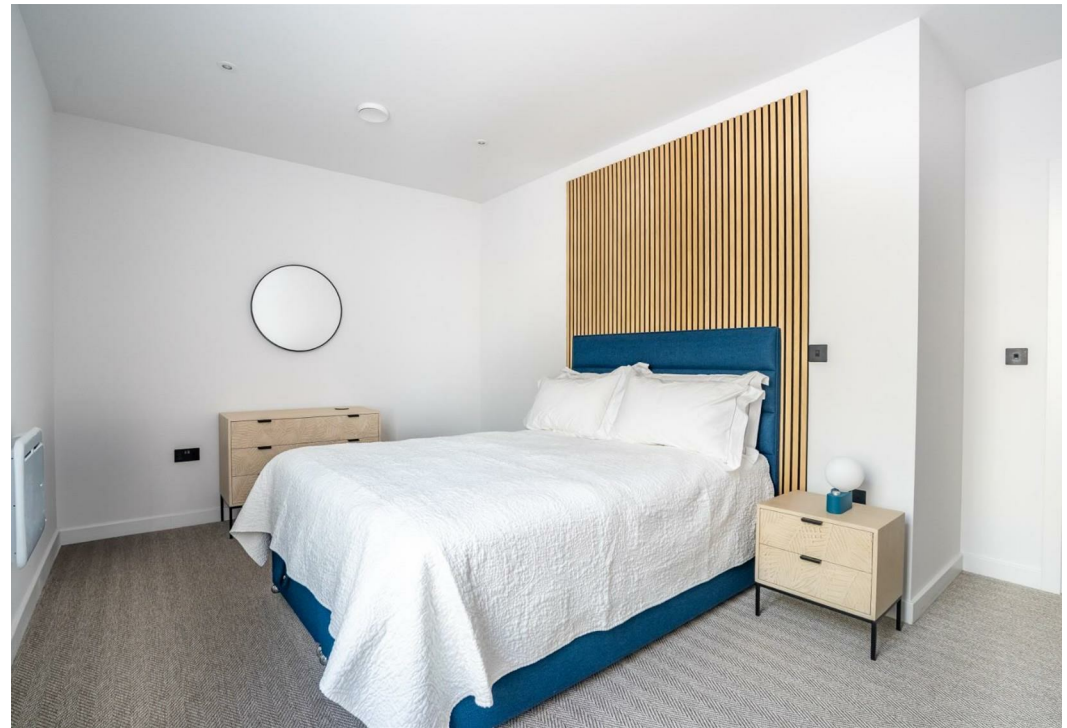
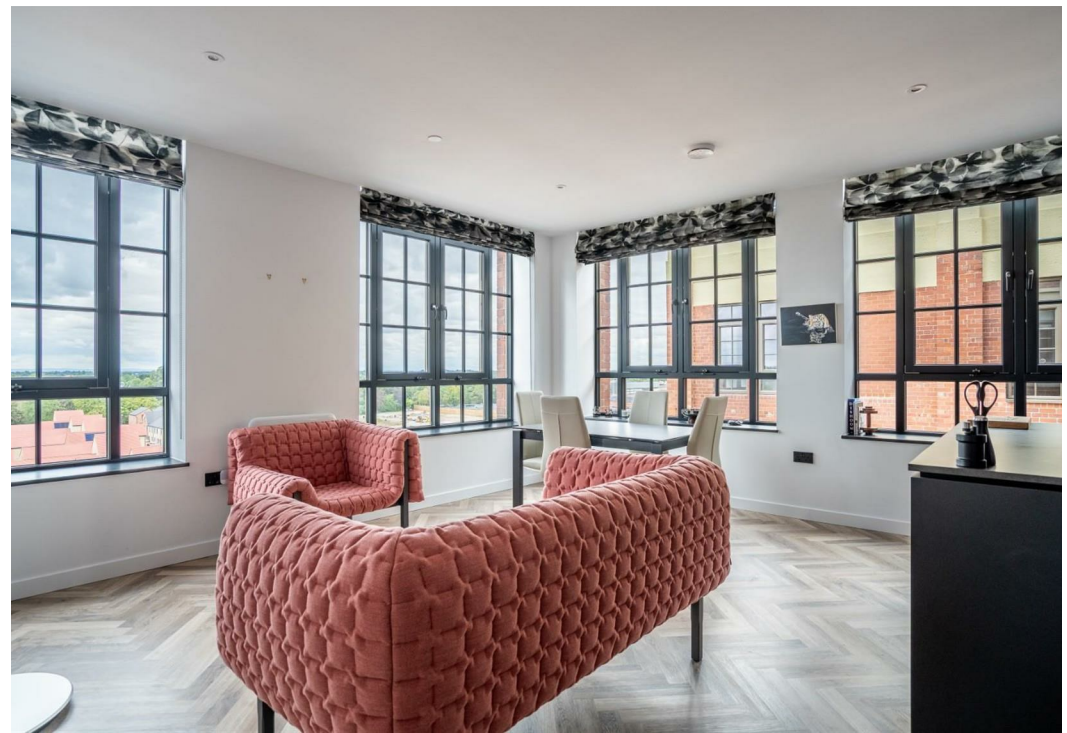
There are two generous double bedrooms filled with natural light. The principal bedroom includes a boutique-style en-suite, while the second bedroom offers a quiet retreat. The main bathroom features matte black Vado brassware, a Crittall-style shower screen, and a matching bath surround, adding a bold and elegant touch.

Offered with no onward chain, this exceptional home offers a rare opportunity to own a contemporary yet character-filled apartment in one of York's most iconic developments. An Early viewing is highly recommended.

Length of lease- 995 years remaining
Ground rent - £150 per annum
Service Charge- £2,677.68 per annum

Council Tax Band - C





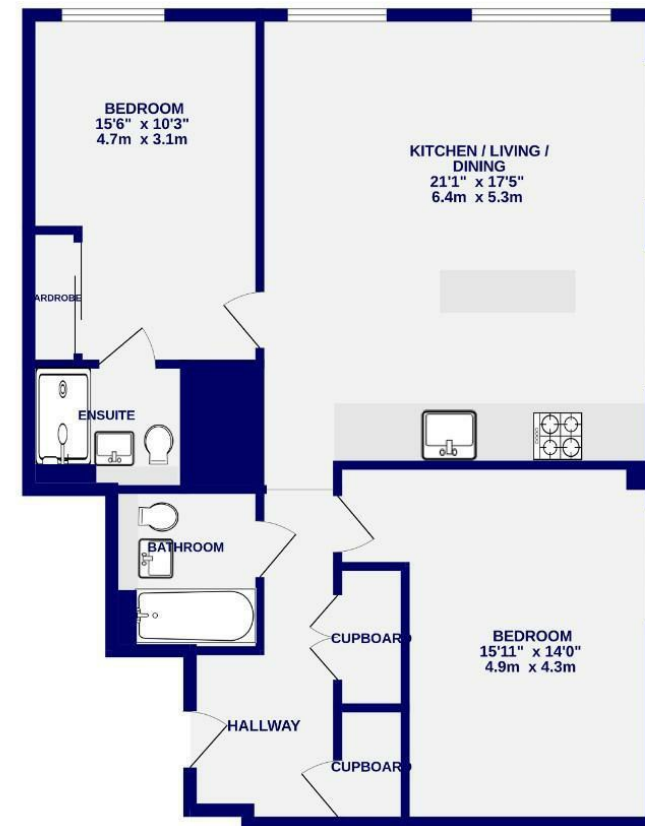
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Leasehold
Council Tax Band - C

- Luxury Fifth Floor Apartment
- Two Sizeable Double Bedrooms
- Stylish And Well Appointed Interior
- Modern Sleek Kitchen
- Elegant And High-Spec Finish
- Lovely Tree Top Views
- Allocated Parking
- Lift Access
- Coffee Shop And On-Site Office Hub
- EPC C

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FIFTH FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 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 gaugelines 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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