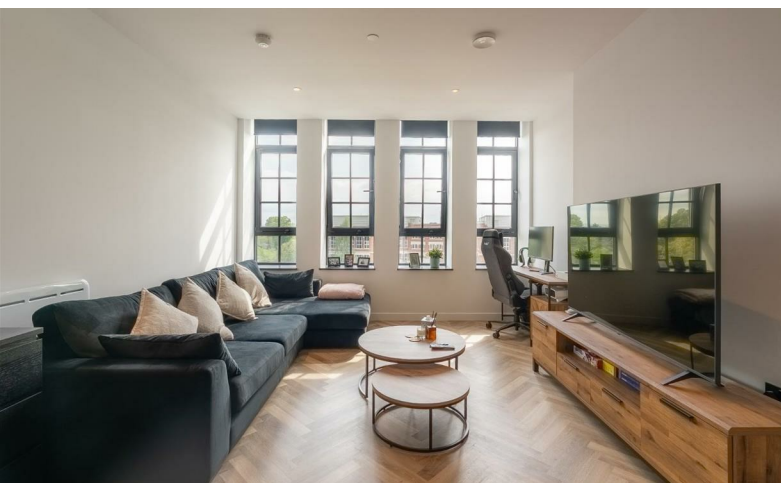


Haxby Road, York YO31 8AE

£240,000

**Stephensons**  
estate agents & chartered surveyors



Situated within the iconic Cocoa Works development, this beautifully presented third floor apartment offers stylish, modern living in one of York's most desirable residential developments. With impressive elevated views, an allocated parking space and access to excellent resident facilities, the property is perfectly suited to first-time buyers, professionals or investors.

Tenure: Leasehold  
Services/Utilities: All mains services connected.  
EPC Rating: C  
Council Tax: D - City of York  
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.



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Accessed via a secure communal entrance with both lift and staircase access, the apartment opens into a bright and spacious open plan living, dining and kitchen area. Large windows fill the space with natural light while making the most of the lovely views from the third floor, creating a light and welcoming living space that's ideal for relaxing or entertaining.

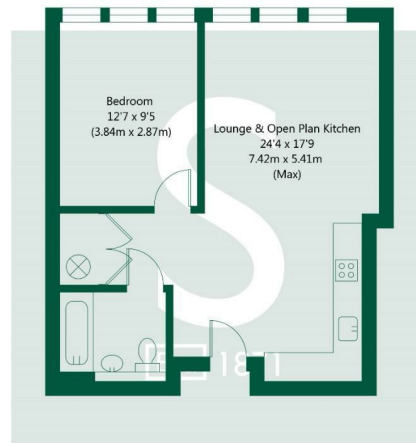
The contemporary fitted kitchen offers a range of sleek wall and base units along with integrated appliances including an oven, hob, fridge, freezer and dishwasher, all finished to a high modern standard.

The generous double bedroom benefits from a built-in wardrobe, while the stylish bathroom features a modern three-piece suite with a shower over the bath and a heated towel rail.

The apartment also benefits from electric heating, high-performance double glazing and an allocated parking space.

Residents of Cocoa Works enjoy access to beautifully maintained communal gardens, landscaped seating areas, an on-site concierge, library/workspace and the popular café. Conveniently located on Haxby Road, the development offers excellent access to York city centre, the ring road, Monks Cross and Vangarde shopping parks.

Lease Details:  
996 years remaining.  
£0 ground rent  
£1834.80 service charge pa.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 513 SQ FT / 47.6 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
Copied from existing plan and accuracy cannot be guaranteed

#### Partners:

J F Stephenson MA (Cantab) FRICS FAAV  
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R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
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J C Drewniak BA (Hons)  
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