



The Cocoa Works Haxby Road
York, YO31 8AE
£1,650 Per Month

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****Stunning Two Bed Apartment****

This stunning two bedroom apartment set on the exclusive and sought after Cocoa Works site has become available to rent. You enter the property into the modern, open plan kitchen and living space, the kitchen is complete with all white goods.

As you proceed through the property you will find two double bedrooms, one complete with a stunning ensuite, both bedrooms complete with fitted wardrobes. The apartment also benefits from a modern three piece bathroom suite.

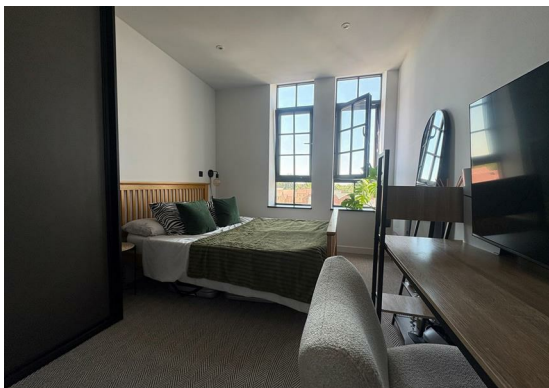
While living at the property you will have access to the communal library and study space, perfect for a quiet Saturday morning or if you are looking to work from home and need a change of scenery. There is also a cafe bar/restaurant on site as well as secure bike storage.

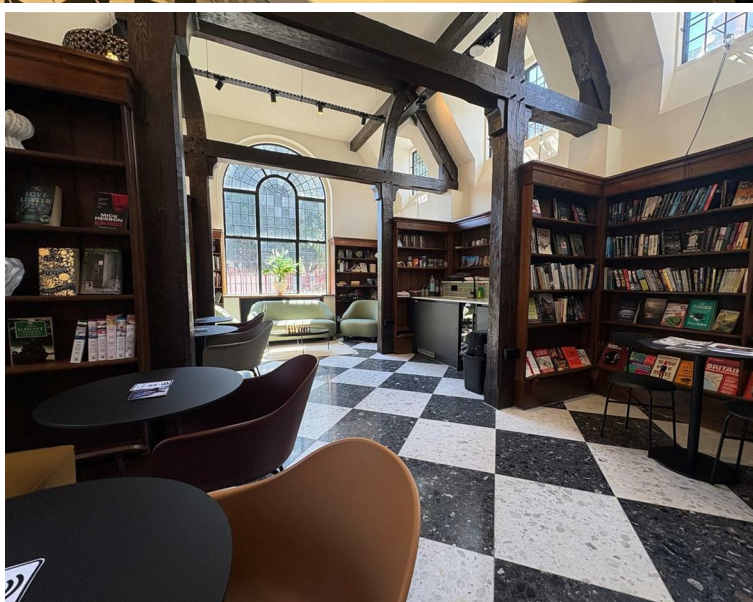
This property is finished to an exceptionally high standard and a viewing is recommended.

The property is to be let on an unfurnished basis.

Council Tax Band C

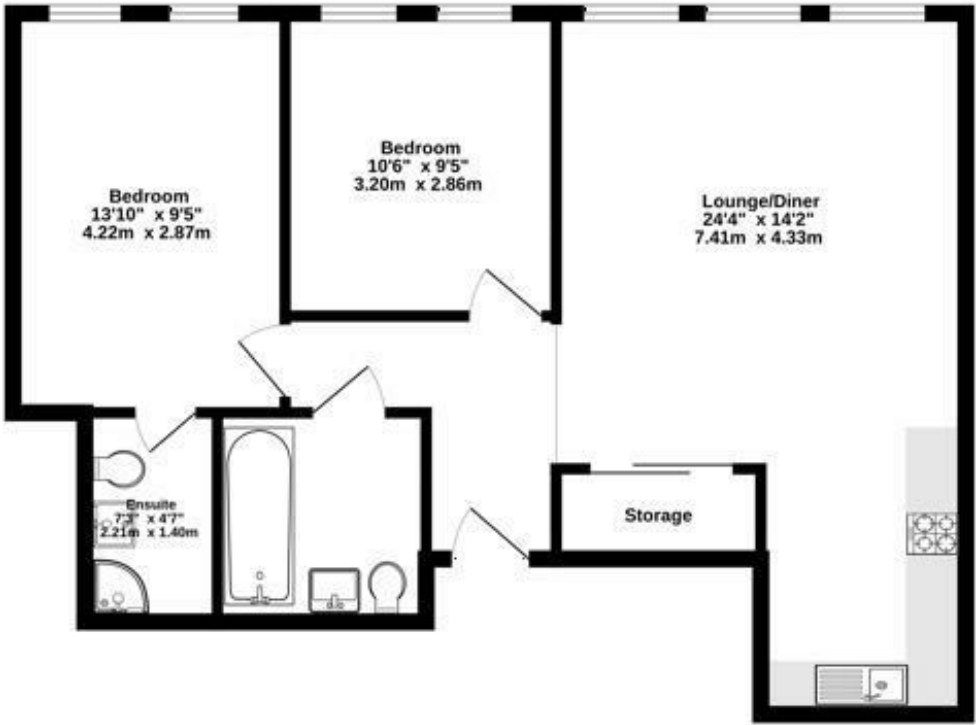
EPC Rating C





FLOOR PLAN

Third Floor
676 sq.ft. (62.8 sq.m.) approx.

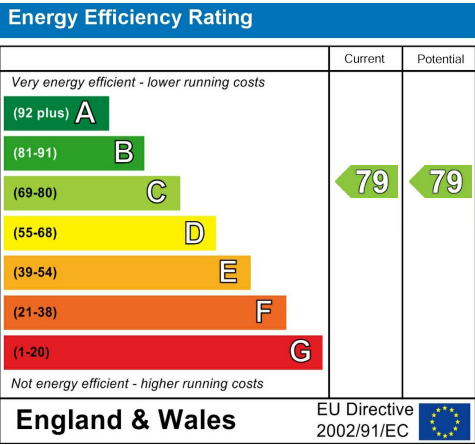


TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 or efficiency can be given.
Made with floorplan 6/2024

LOCATION



EPC



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