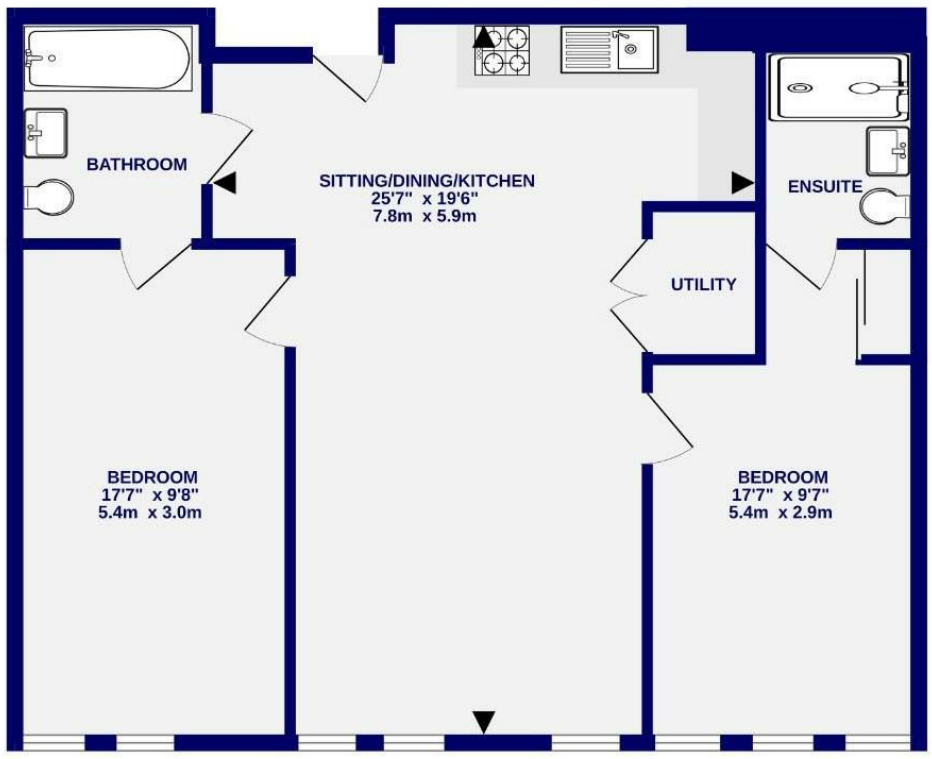
The Cocoa Works
Haxby Road, York
YO31 8AE

Leasehold
Council Tax Band - D

- Concierge Service, Co-Working Spaces And Cavo Café
- High Specification Kitchen
- Offered With No Onward Chain
- Prime Location For York City Centre
- Allocated Parking Space
- Stunning Two Bedroom Apartment
- Contemporary Open Plan Living
- EPC C

THIRD FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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/stores 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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The Cocoa Works

Haxby Road, York

YO31 8AE

£364,950

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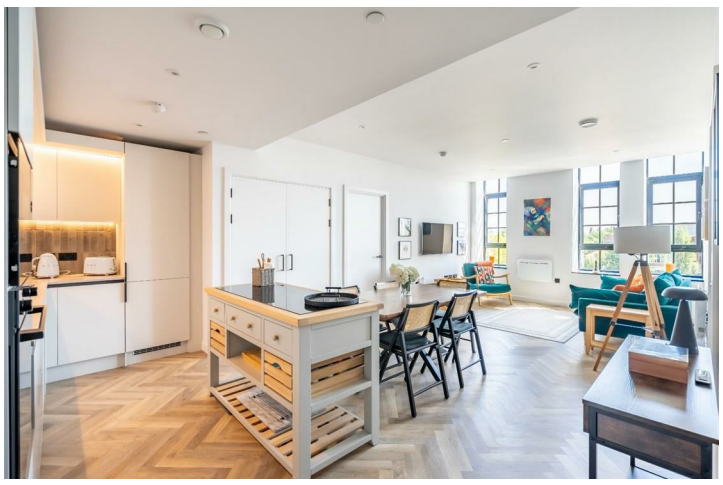
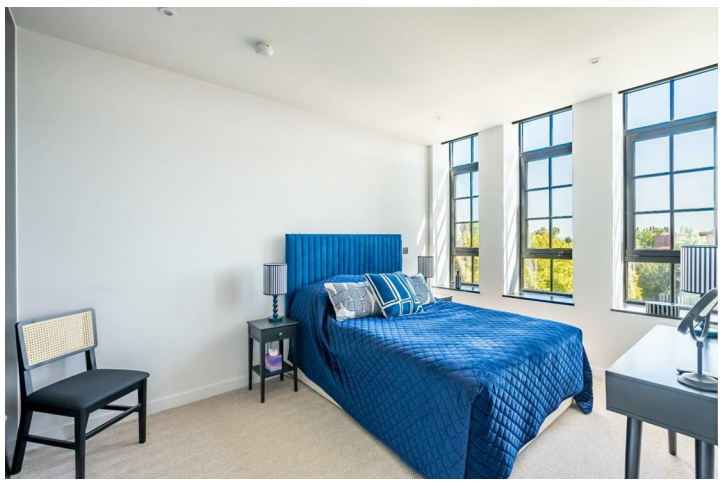
Located within the prestigious Cocoa Works development on Haxby Road, this exceptional two-bedroom apartment offers beautifully appointed accommodation in one of York's most sought-after residential developments. Enjoying an excellent position for York city centre and the railway station, the property is ready to move into and is offered with no onward chain.

The Cocoa Works is a landmark development that sympathetically blends the character of the former Rowntree factory with contemporary architecture and modern living. Designed with community in mind, residents benefit from a concierge service, beautifully landscaped communal gardens, stylish co-working spaces, and the popular on-site Cavo café, creating an exceptional lifestyle in a vibrant and welcoming community.

Finished to a high specification throughout, the apartment boasts a bright and spacious open-plan living area enhanced by striking aluminium-framed windows and elegant herringbone flooring. The contemporary kitchen is fitted with a range of quality wall and base units, premium worktops, attractive tiled splashbacks, and integrated appliances. A bespoke kitchen island, included within the sale, provides additional preparation space and informal dining, while electric thermal blinds offer both comfort and convenience. A separate utility cupboard provides practical storage for additional white goods.

The accommodation is completed by two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room, together with a modern three-piece house bathroom finished to an equally high standard.

Externally, the property benefits from an allocated parking space, secure communal bicycle storage, and access to the superb residents' facilities. Offered with no onward chain, early viewing is highly recommended to fully appreciate the quality of accommodation and enviable lifestyle on offer.

Lease- 996 years remaining
Ground rent - £0 (Fixed)
Service Charge- £2,631.96 per annum