



The Cocoa Works Haxby Road, York YO31 8AE

welcome to

The Cocoa Works Haxby Road, York

A beautifully presented and spacious one-bedroom apartment within the prestigious The Cocoa Works development, built in 2024, benefiting from allocated parking, concierge service, communal gardens, resident workspace and library, secure cycle storage and an on-site café and restaurant.



Situated within the highly sought-after "The Cocoa Works" development on Haxby Road, this beautifully presented one-bedroom apartment, built in 2024, offers spacious and contemporary living in one of York's most exciting residential communities.

Finished to an exceptional standard throughout, the apartment boasts a bright and generously proportioned open-plan living space, complemented by a stylish modern kitchen with integrated appliances. The spacious double bedroom provides a comfortable retreat, while the well-appointed bathroom features high-quality fixtures and fittings. Designed with modern lifestyles in mind, the property combines character, quality, and practicality in equal measure.

An added benefit is the inclusion of an allocated parking space, providing convenient off-street parking for residents.

The Cocoa Works development offers an outstanding range of exclusive resident amenities, including an independently owned restaurant and café on site, a communal workspace and library with complimentary teas and coffees available, beautifully maintained communal gardens, and a concierge service, creating a unique lifestyle opportunity for professionals, first-time buyers, and investors alike.

Ideally positioned for easy access to York city centre, local amenities, transport links, and scenic riverside walks, this superb apartment presents

Kitchen/Living Room

25' 7" x 14' 4" (7.80m x 4.37m)

Bedroom

12' 8" x 9' 5" (3.86m x 2.87m)

Bathroom

6' 11" x 6' 11" (2.11m x 2.11m)



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The Cocoa Works, Haxby Road

- GUIDE PRICE £250,000 - £260,000
- Spacious one-bedroom apartment
- Built in 2024
- Allocated parking space
- Concierge service

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1864.44

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Mar 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR110135 - 0003

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