



The Cocoa Works Haxby Road, York YO31 8AF

welcome to

The Cocoa Works Haxby Road, York

Located within the highly sought-after and exclusive Cocoa Works development, this beautifully presented two-bedroom ground floor apartment offers stylish modern living just a short distance from York city centre and its wealth of amenities, attractions and transport links.



Entrance Hall**Kitchen/Living Room**

17' 5" x 16' (5.31m x 4.88m)

Bedroom One

12' 2" x 11' 8" (3.71m x 3.56m)

En Suite

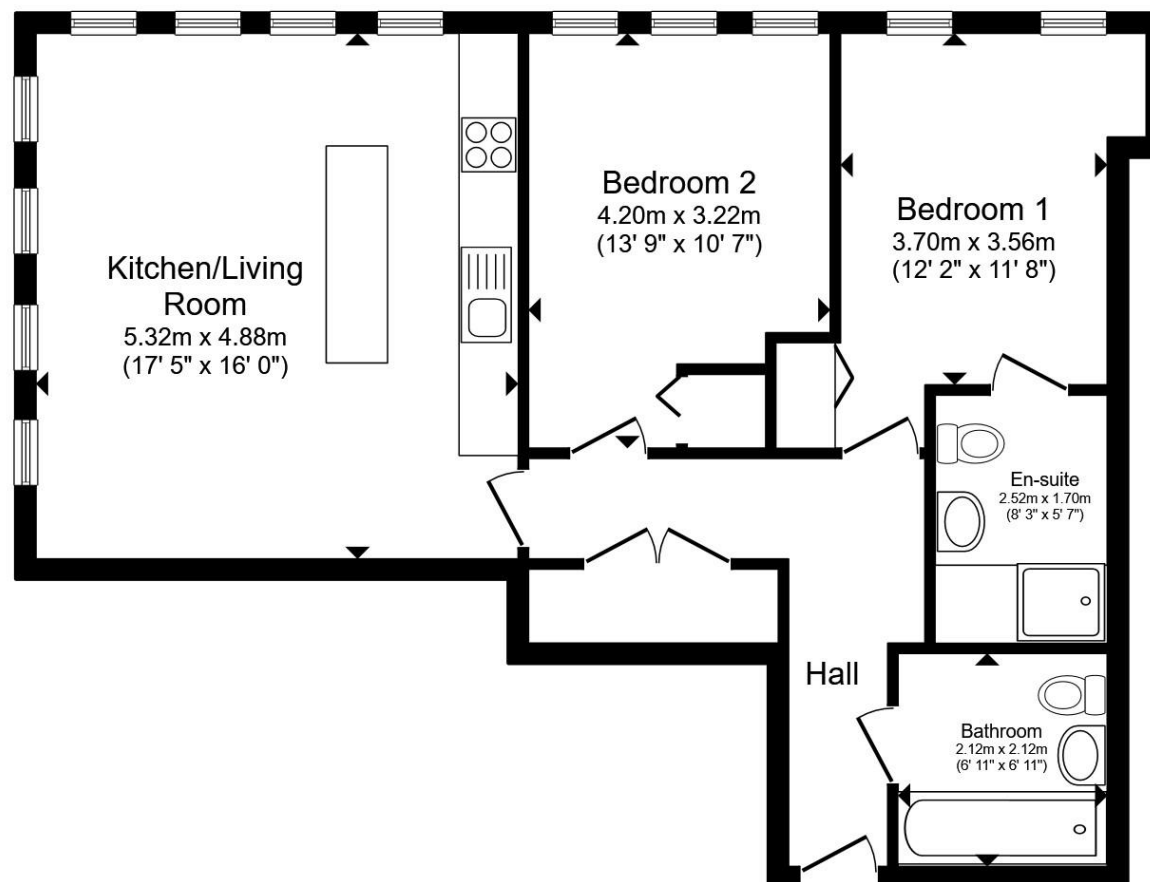
8' 3" x 5' 7" (2.51m x 1.70m)

Bedroom Two

13' 9" x 10' 7" (4.19m x 3.23m)

Bathroom

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



Total floor area 70.3 m² (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

The Cocoa Works Haxby Road, York

- A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- LOCATED ON THE GROUND FLOOR
- PROPERTY CAN BE PURCHASED UP TO 100% AT £305,000 AND AS LITTLE AS 25% OWNERSHIP
- A SHORT DISTANCE TO YORK CITY CENTRE AND LOCAL AMENITIES
- SET WITHIN THE EXCLUSIVE AND HISTORIC FORMER ROWNTREE FACTORY

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109655 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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