



The Cocoa Works, York YO31 8AE

welcome to

The Cocoa Works, York

This fabulous fourth floor apartment with scenic views is located in the iconic former Rowntree's chocolate factory on Haxby Road, just a short 15 minute walk to the City Centre.



Hall

5' 4" x 5' 3" (1.63m x 1.60m)

Neutral, spacious entrance lobby.

Lounge/Kitchen

24' 7" plus recess x 12' 1" plus recess (7.49m plus recess x 3.68m plus recess)

Open plan kitchen/living space, three double glazed windows to front elevation, tv point and two electrical radiators.wall and base units, integrated dishwasher, microwave, fridge freezer, partially tiled walls.

Bedroom

9' 6" plus recess x 13' max (2.90m plus recess x 3.96m max)

Three double glazed windows to front elevation, electrical radiator, carpet and built in wardrobe.

Bathroom

Tiled flooring, bath with shower over, wc, hand wash basin, extractor fan and partially tiled walls.



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.focalagent.com



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welcome to

The Cocoa Works, York

- FOURTH FLOOR DOUBLE BEDROOM APARTMENT
- OPEN PLAN LIVING/KITCHEN
- CONCIERGE AVAILABLE WITH SECURE PARCEL DELIVERY SYSTEM
- SECURE GATED OWNED PARKING
- LIBRARY AREA AVAILABLE WITH HOME WORKING SPACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1725.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2023. Should you require 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:
YOR109332 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk