



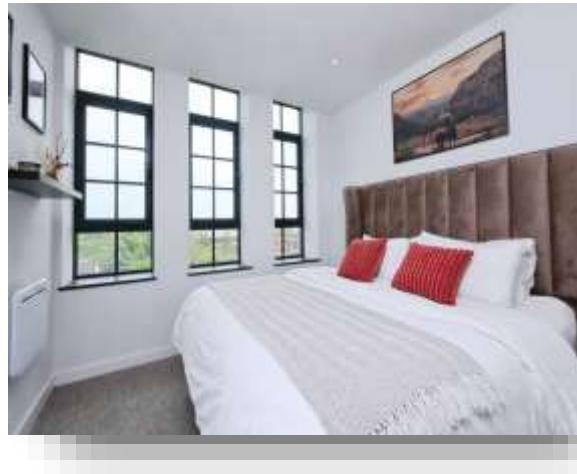
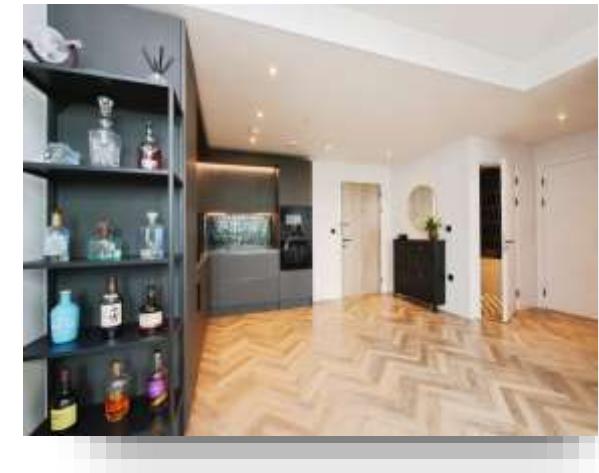
The Cocoa Works, York YO31 8AE



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.



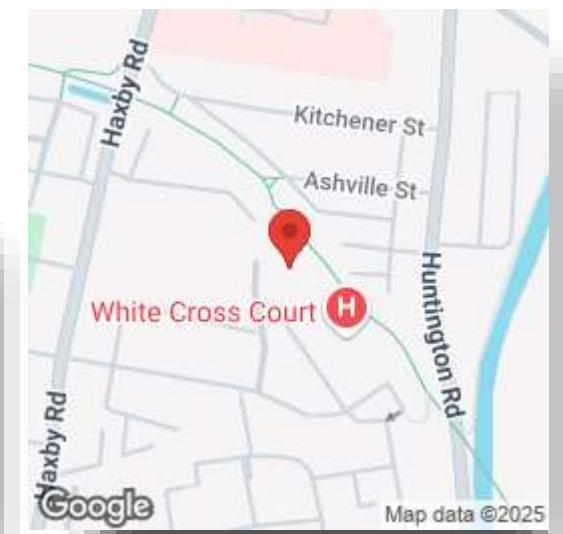
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Property Ref:
YOR109332 - 0010

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.

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.



Please note the marker reflects the postcode not the actual property



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