





# The Cocoa Works, Haxby Road, York YO31 8TA

£595,000



This stunning sixth floor penthouse apartment offers a unique blend of modern living and historic charm, set within the renowned Cocoa Works development. Located in the iconic former Rowntree's chocolate factory on Haxby Road, this wonderful property enjoys windows overlooking the north and east of York and boasts a contemporary design within this historic building, as well as a generous balcony.

Developed by Latimer, part of the Clarion Housing Group, The Cocoa Works is known for its superior craftsmanship and offers residents exclusive amenities such as a coworking space in the historic Joseph Rowntree building, immaculately landscaped communal gardens, and a concierge service.

A short walk from the city centre, York's nationally connected railway station, and a range of local amenities, this apartment is conveniently placed for a variety of buyers.

This apartment is thoughtfully designed, offering three well bedrooms that enjoy ample natural light throughout the day, and three bathrooms.

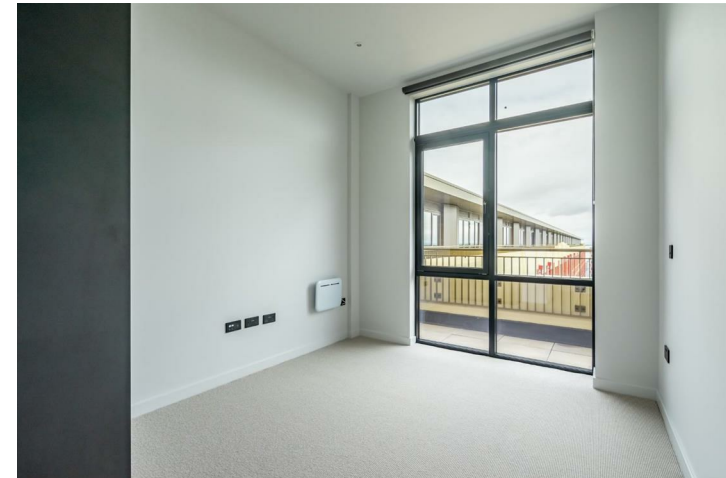
The centrepiece of the home is its spacious open plan kitchen, dining, and living area. High ceilings and original features create a sophisticated atmosphere. The kitchen features a sleek, handleless design with integrated Bosch appliances and a refined matte finish, making it a true standout.

Large feature windows and doors flood the space with light, showcasing the beautiful lime washed oak effect flooring in a classic herringbone pattern. This perfect mix of modern elegance and historical character makes the apartment a truly one of a kind living experience.

The chic bathroom is fitted with stylish Vado brassware in a matte black finish. A Crittall style shower screen adds an industrial touch, while the matte black bath surround, complete with a Vado thermostatic overhead and handheld shower, elevates the space for ultimate relaxation.

Leasehold  
999 years remaining  
£0 Ground rent  
£3,238 annual service charge

Parking spaces available by separate negotiation

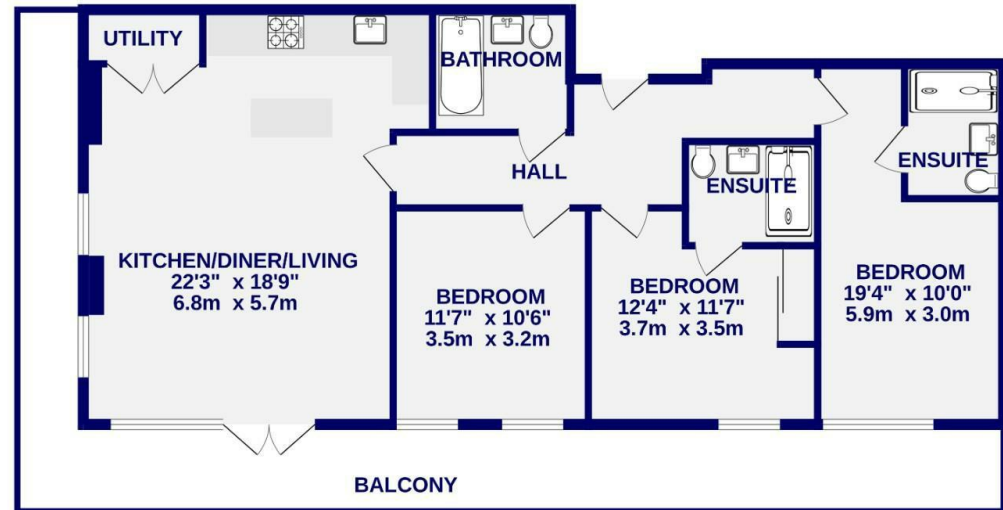




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Leasehold  
Council Tax Band - New Build

- A Penthouse Apartment
- Luxury Design In The Sought After Cocoa Works
- On site Restaurant and Convenience Store Coming Soon
- Sixth Floor With West Facing View and Balcony
- Open Plan Living/Dining/Kitchen
- Parking Spaces and Electric Parking Spaces Available
- EPC TBC



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 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 garages/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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