



Haxby Road
Huntington, York
YO31 8AD

Offers Over £400,000



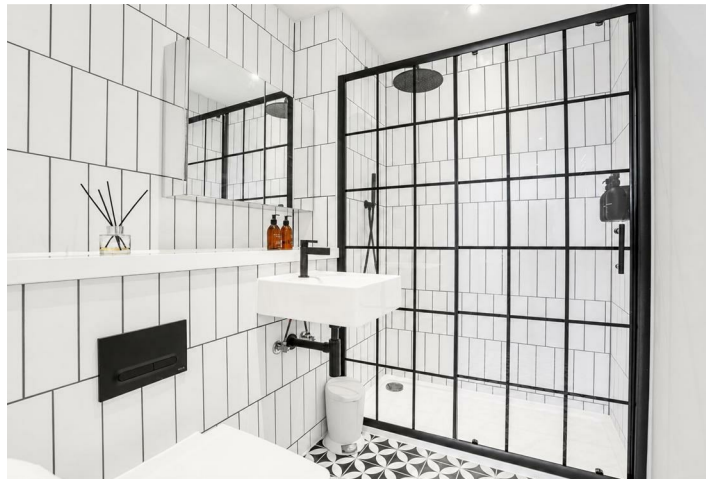
Located within the award winning Cocoa Works development on Haxby Road, this exceptional 5th floor, two bedroom, two bathroom apartment combines the character of the iconic former Rowntree factory with contemporary design, all within easy reach of York city centre and the railway station. Residents enjoy beautifully landscaped gardens, a concierge service, café, co working spaces and a real sense of community. Offered with no onward chain, the property also benefits from an allocated parking space.

Finished to a high standard and enhanced beyond the original developer specification, the apartment centres around a superb open plan living, dining and kitchen space. Large aluminium framed windows flood the room with natural light, while herringbone flooring creates a stylish finish. The upgraded kitchen features an extended island providing additional workspace, storage and informal dining, alongside integrated Bosch appliances, quality worktops and tiled splashbacks. A separate utility cupboard provides practical laundry storage.

There are two generous double bedrooms. The principal bedroom benefits from Jack and Jill access to the contemporary family bathroom, creating a semi ensuite arrangement while also serving the main living accommodation. The second double bedroom enjoys its own ensuite shower room, making the layout ideal for guests, professionals or those looking to downsize.

Owned since the original conversion and beautifully maintained throughout, this superb apartment presents a rare opportunity to purchase a high specification home within one of York's most desirable developments.

Leasehold. Approximately 997 years remaining.
Ground rent £150 per annum,
increasing by £100 after 25 years.
Service charge £2,542.92 per annum.
Council Tax Band D.



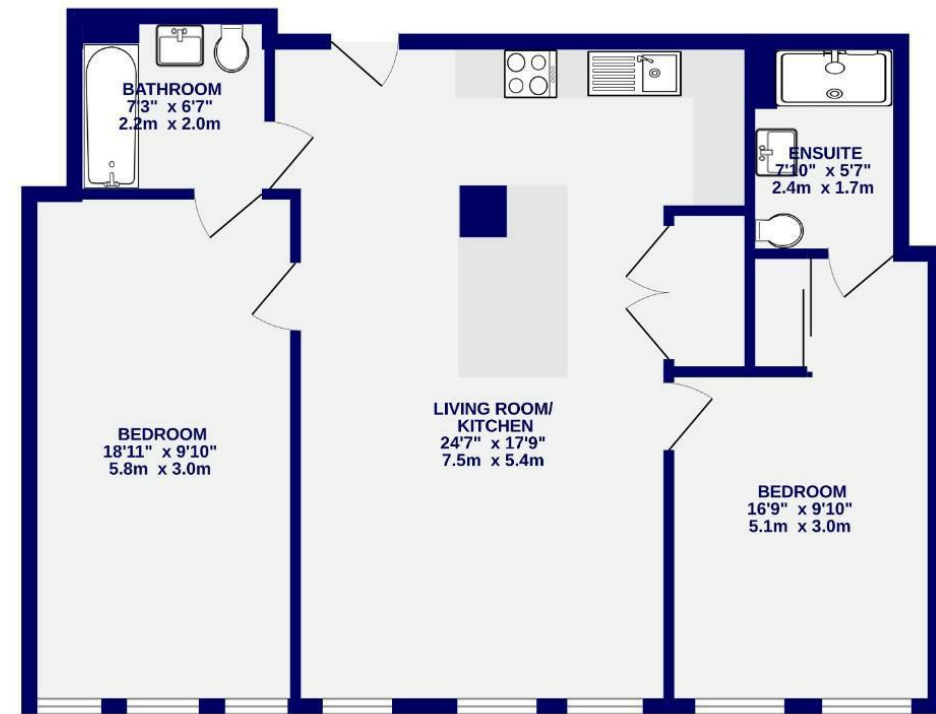


Haxby Road Huntington, York YO31 8AD

Leasehold
Council Tax Band - D

- No Onward Chain & Parking
- Award Winning Cocoa Works Development
- Stylish Open Plan Living Space
- Upgraded Kitchen With Island
- Two Double Bedrooms & Two Bathrooms
- Concierge, Café & Co-Working Spaces
- Walk To City Centre & Station
- EPC C

5TH FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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 garage/storerooms 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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