



The Cocoa Works, Haxby Road, York YO31 8TA

£179,950



This exquisite third floor apartment in the Cocoa Works development offers a delightful fusion of contemporary living and the rich heritage of its historic surroundings. Nestled within the former Rowntree's chocolate factory on Haxby Road, this residence seamlessly combines modern comforts with industrial charm.

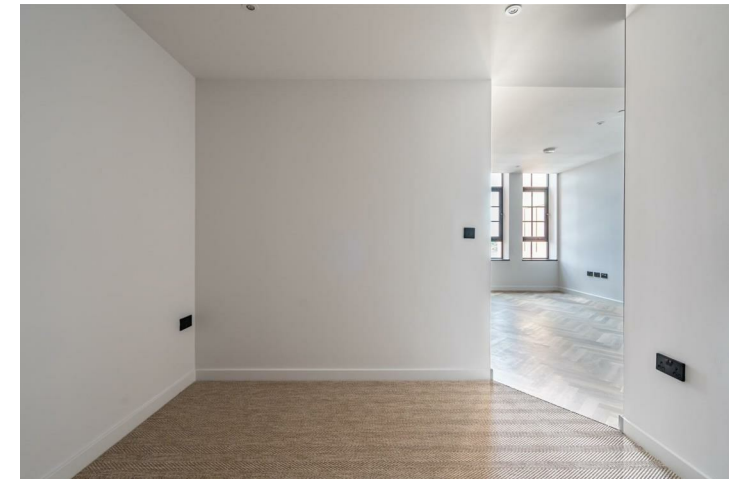
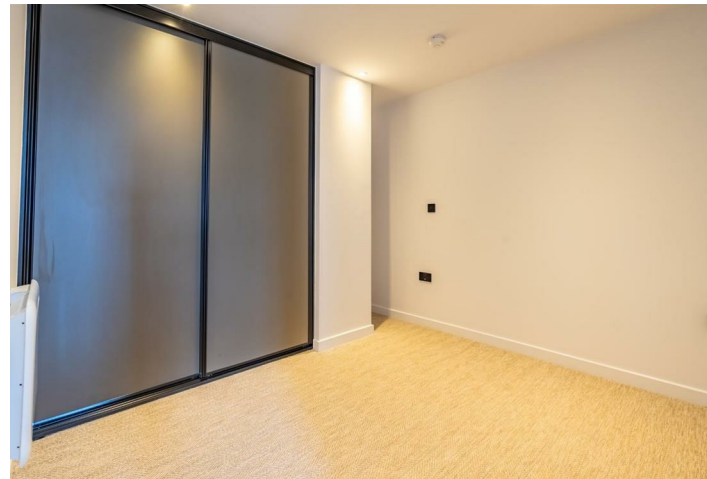
Situated just an 8-minute stroll from York city centre, residents benefit from easy access to its charming streets, iconic landmarks, and lively attractions. Developed by the esteemed Latimer, a part of the Clarion Housing Group, the Cocoa Works promises quality craftsmanship and design excellence.

At the heart of the home lies the expansive open-plan kitchen, dining, and living area, characterized by high ceilings and historic design accents that exude timeless sophistication. The contemporary kitchen boasts a seamless, handle-less design, adorned with integrated Bosch appliances, and finished in an elegant matt texture.

Generous feature windows flood the space with warmth, accentuating the lime-washed oak-effect flooring laid in a classic Herringbone pattern. The result is a harmonious marriage of modern luxury and historic allure, offering residents a truly distinctive living experience.

Completing the apartment is a chic bathroom featuring Vado brassware in a striking matt black finish. A Crittall-style shower screen adds an industrial chic touch, while the bath is framed in sleek matt black, equipped with a Vado thermostatic overhead and handheld shower for indulgent relaxation.

Leasehold
999 year lease from 2024
£0 Ground Rent
£1,613.50 per annum Service Charge



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Leasehold
Council Tax Band - New Build

- A New Build Studio Apartment
- Luxury Design In The Sought After Cocoa Works
- On site Restaurant and Convenience Store Coming Soon
- Third Floor With Views To The West
- Open Plan Living/Dining/Kitchen
- Ready To Move In Now
- EPC TBC



TOTAL FLOOR AREA: 461 sq ft. (42.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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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