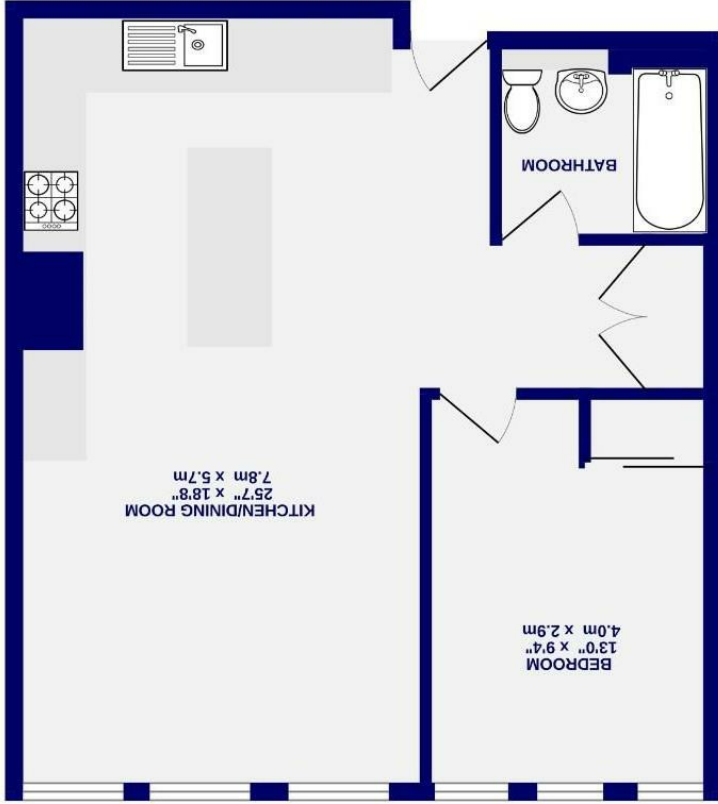


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Haxby Road , York YO31 8AE

Leasehold
Council Tax Band - C

- First Floor Apartment
- One Bedroom
- Allocated Parking Space
- Modern Fitted Kitchen With Island
- Sought After Development
- Ideal Investment Or First Home
- EPC C



1ST FLOOR
555 sq.ft. (52.5 sq.m.) approx.



Haxby Road
, York
YO31 8AE

£240,000



Located within the iconic Cocoa Works development, this beautifully presented first floor apartment offers stylish contemporary living within one of York's most sought after residential conversions. Benefiting from allocated parking, impressive communal facilities and spacious open plan accommodation, the property is ideal for first time buyers, professionals or investors alike.

Accessed via a secure communal entrance with lift and staircase access, the apartment opens into a bright and spacious open plan living dining kitchen. Flooded with natural light from large west facing windows overlooking the neighbouring Cocoa Gardens development, the space offers ample room for both relaxing and entertaining. The modern fitted kitchen features a range of wall and base units together with integrated appliances including an oven, hob, fridge, freezer, dishwasher and microwave.

A useful utility cupboard provides space for a washing machine alongside the hot water tank and ventilation system. The generous double bedroom benefits from a built in wardrobe, whilst the contemporary three piece bathroom offers a shower over bath and heated towel rail.

The apartment further benefits from electric heating, high performance double glazing and an allocated parking space positioned to the west side of the building.

Residents of Cocoa Works enjoy access to beautifully maintained communal gardens with lawned areas, planted borders and seating spaces, together with an on site concierge, library workspace and popular café. Positioned on Haxby Road, the development offers excellent access into York city centre, the ring road, Monks Cross and Vangarde shopping parks.

Leasehold
999 year lease from 29/09/2023
Ground Rent £0
Service Charge £1,777.32 per annum

Council Tax Band C

