



HAXBY ROAD, YORK, YO31
GUIDE PRICE £445,000

Carter Jonas

HAXBY ROAD, YORK

EXCEPTIONAL SIXTH-FLOOR APARTMENT EXTENDING TO 837 SQ FT WITH PRIVATE BALCONY WITHIN YORK'S LANDMARK COCOA WORKS DEVELOPMENT, FEATURING A SUPERB OPEN-PLAN LIVING SPACE, TWO DOUBLE BEDROOMS, CONCIERGE SERVICE AND LIFT ACCESS, IDEALLY POSITIONED FOR CITY LIVING.

An exceptional sixth-floor apartment extending to approximately 837 sq ft, featuring a superb private balcony and forming part of The Cocoa Works, York's landmark conversion of the historic Rowntree's factory.

The accommodation is centred around an impressive open-plan kitchen, living and dining room extending to over 20 ft, providing a bright and highly versatile living space with direct access to the balcony, which offers elevated views across the surrounding area. The kitchen is fitted with a comprehensive range of integrated appliances and contemporary cabinetry, complemented by excellent storage including a separate utility area.

Both bedrooms are well-proportioned doubles, with the principal bedroom particularly spacious and benefitting from its own en suite shower room. A stylish main bathroom serves the second bedroom and guests, ensuring the apartment offers both comfort and practicality.

Positioned on the sixth floor, the apartment enjoys a heightened sense of privacy and outlook, with lift access and concierge service available within the building. Residents of The Cocoa Works also benefit from beautifully landscaped communal gardens and on-site amenities, while York city centre lies within easy reach.

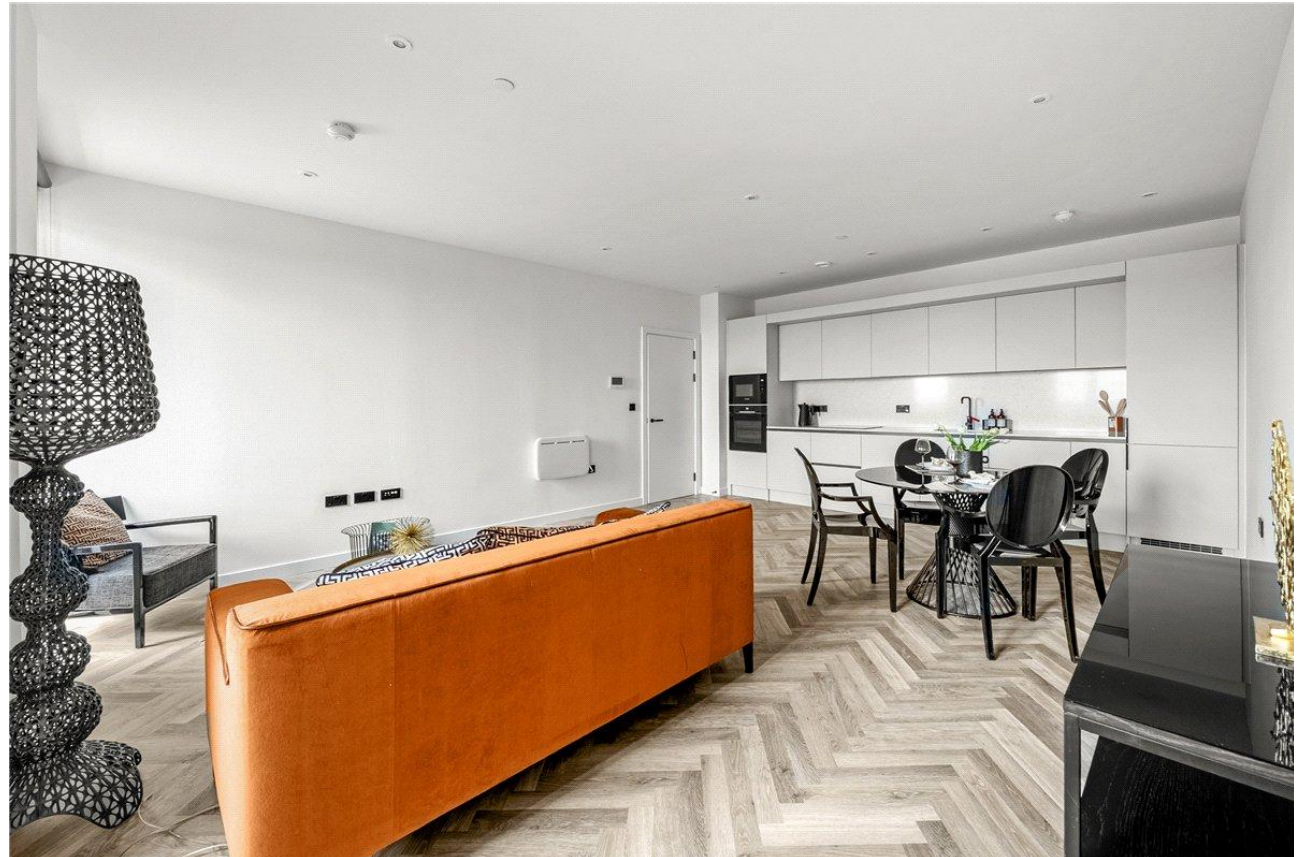
Apartment 606 represents a rare opportunity to acquire a substantial apartment with private balcony within one of York's most iconic residential developments.

TENURE Leasehold

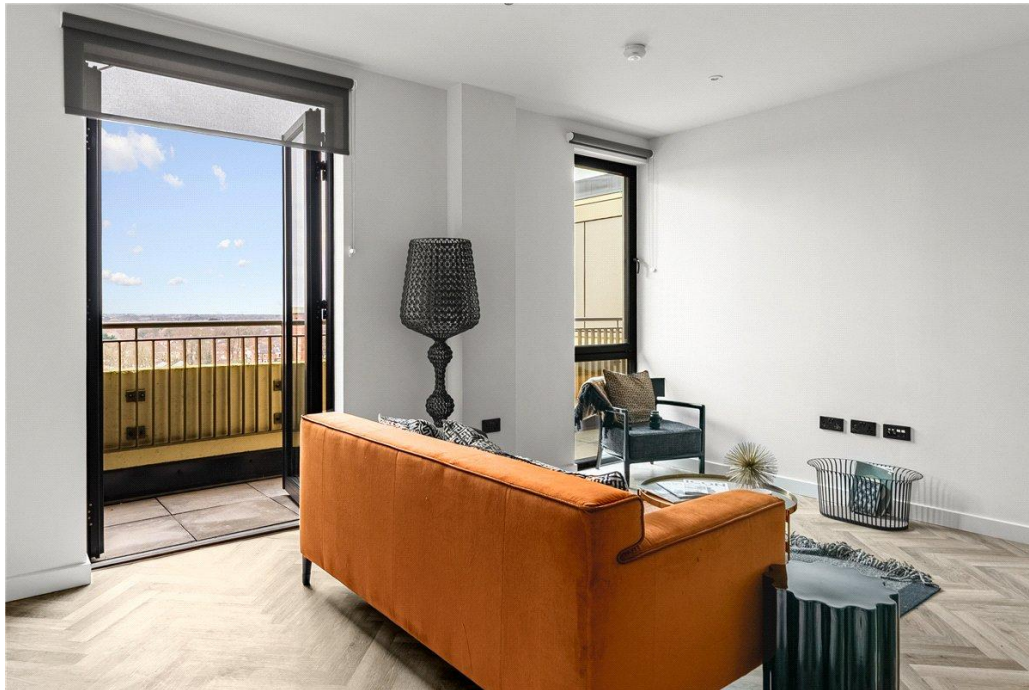
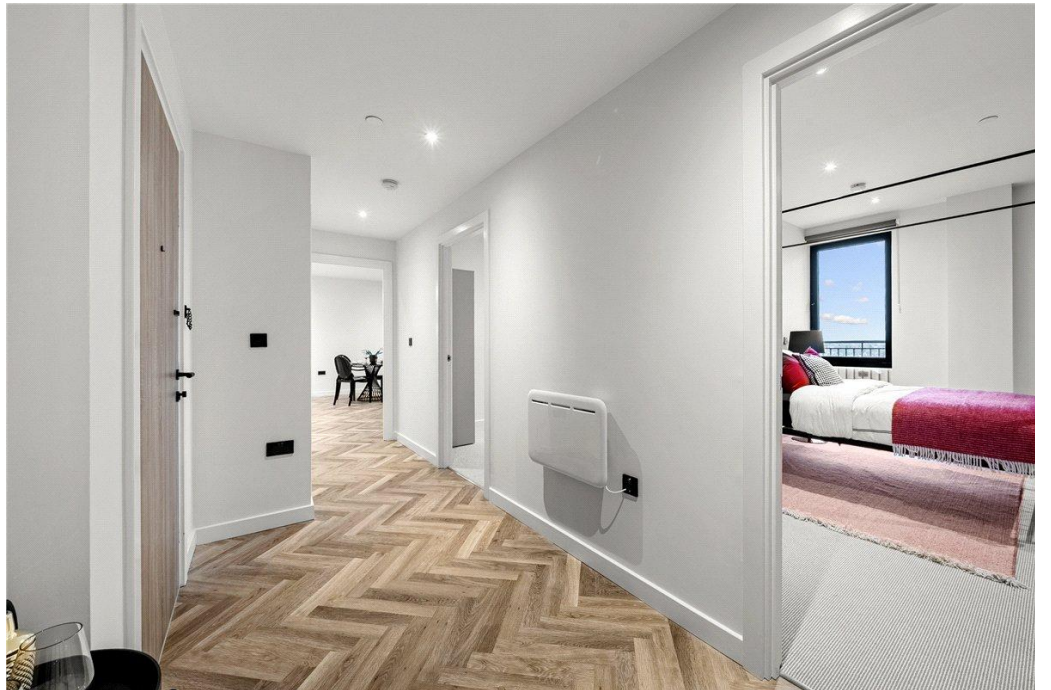
LOCAL AUTHORITY North Yorkshire Council

EPC BAND To be confirmed

EXCEPTIONAL SIXTH-FLOOR APARTMENT EXTENDING TO 837 SQ FT WITH PRIVATE BALCONY WITHIN YORK'S LANDMARK COCOA WORKS DEVELOPMENT, FEATURING A SUPERB OPEN-PLAN LIVING SPACE, TWO DOUBLE BEDROOMS, CONCIERGE







The Cocoa Works, Haxby Road, York, YO31

Approximate Gross Internal Area = 77.8 sq m / 837 sq ft

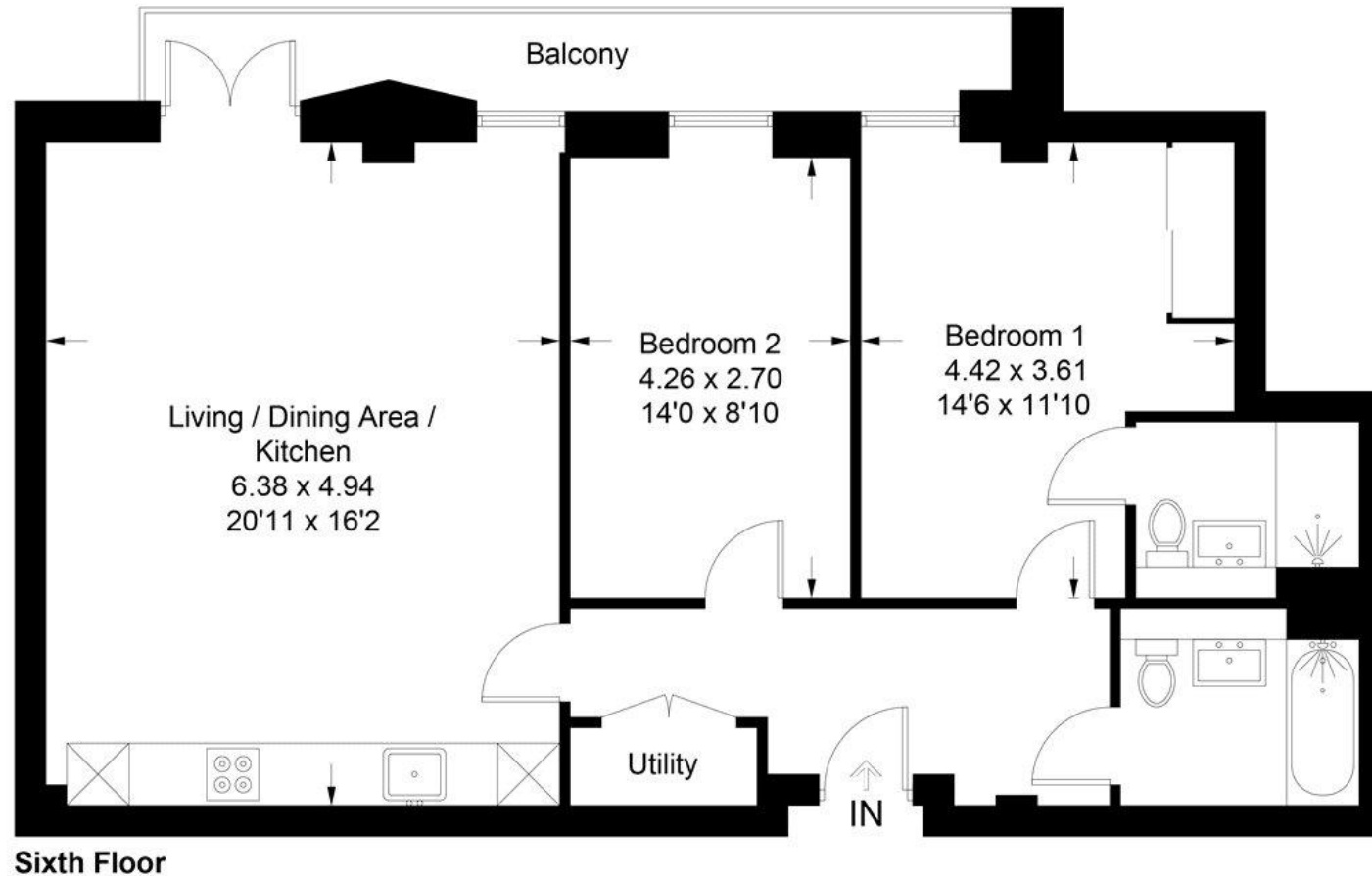


illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
© Intelligent Property Marketing

York 01904 558200

york.resisales@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.