



HAXBY ROAD, YORK, YO31
£445,000

Carter Jonas

HAXBY ROAD, YORK, YO31

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.

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.

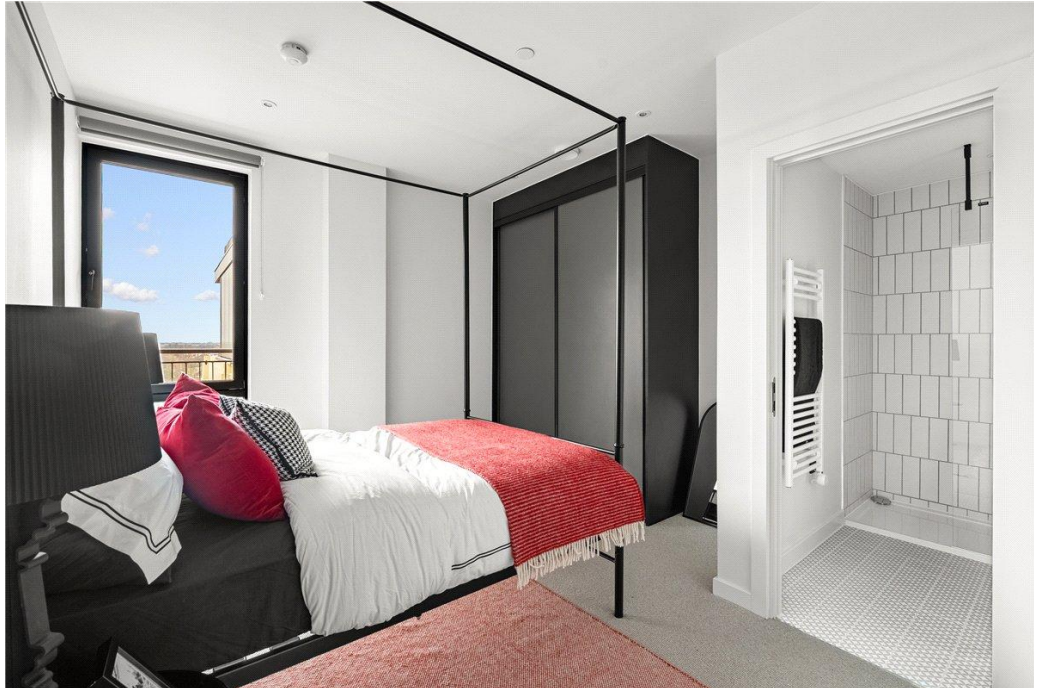
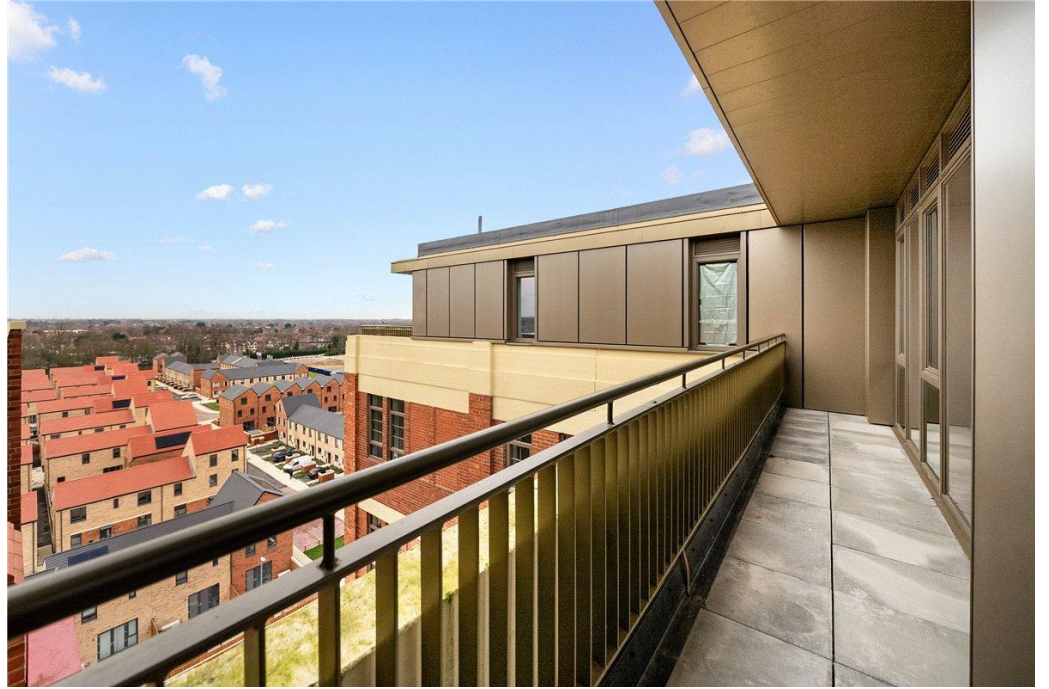
Apartment 606 represents a rare opportunity to acquire a substantial apartment with private balcony within one of York's most iconic residential developments.

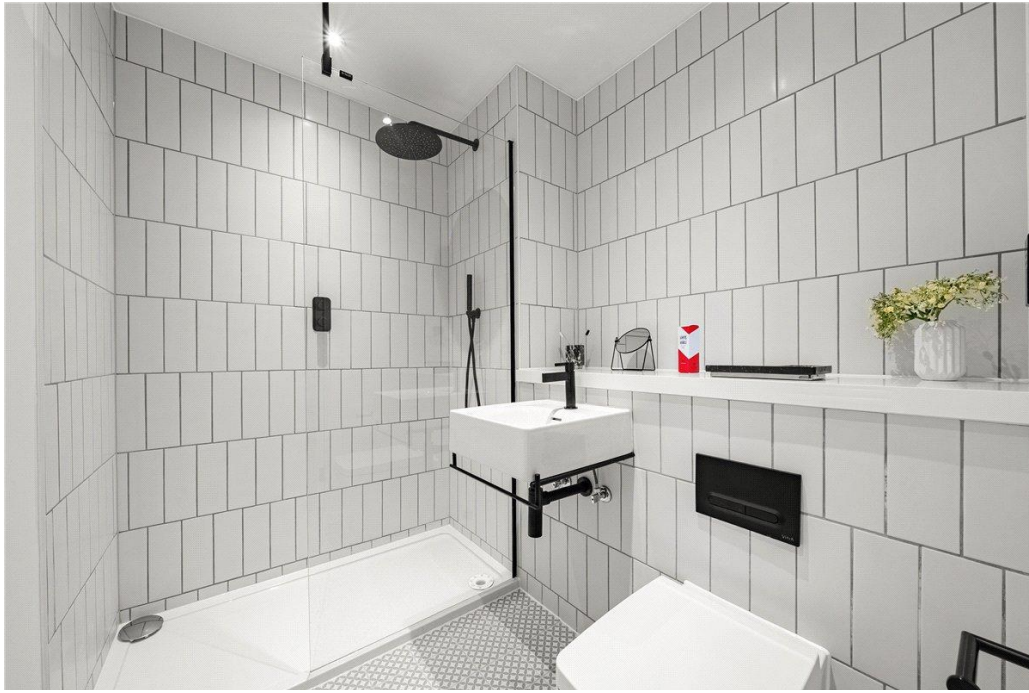
TENURE Leasehold

LOCAL AUTHORITY York City Council

EPC BAND To be confirmed







The Cocoa Works, Haxby Road, York, YO31

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

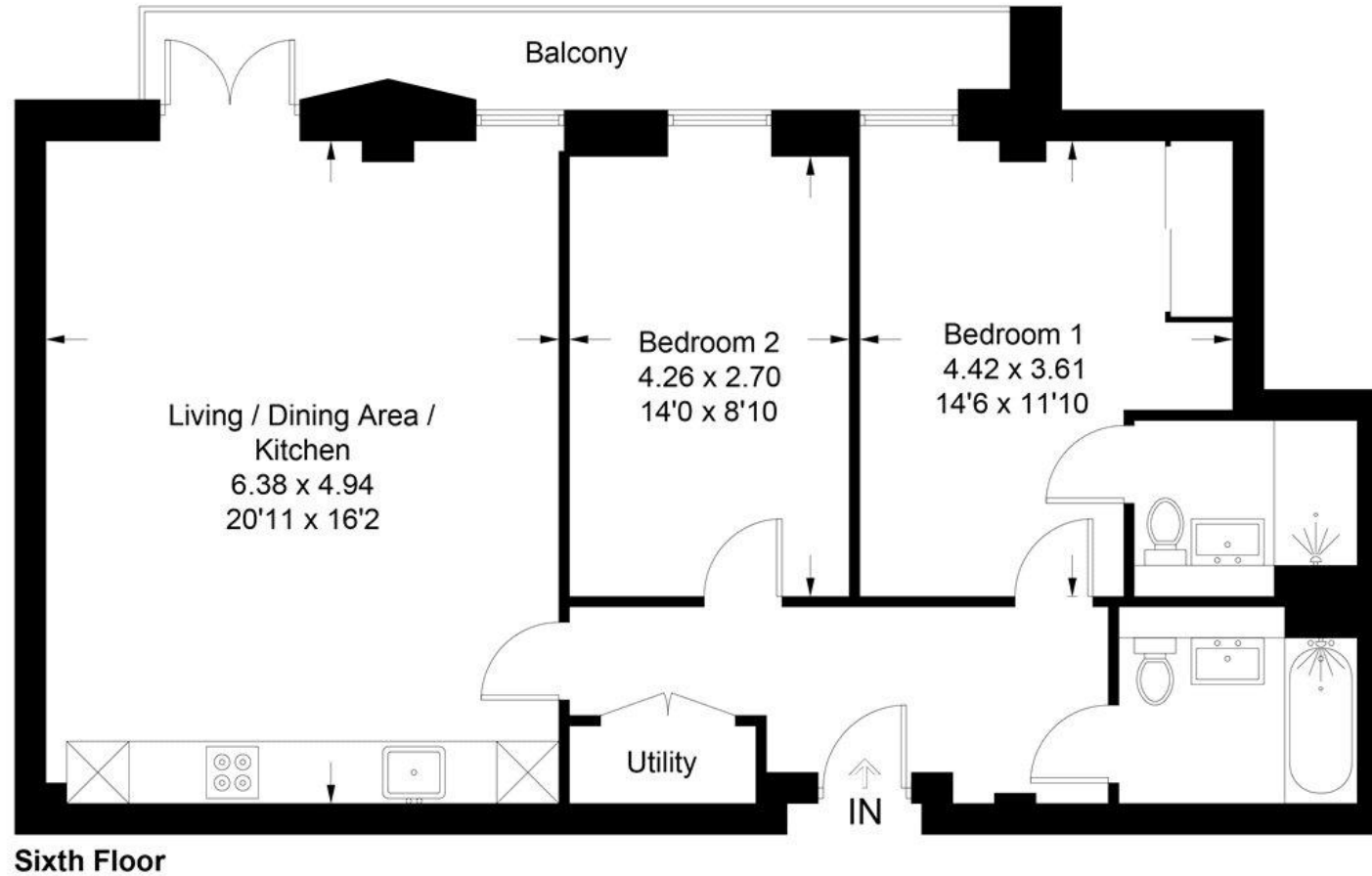


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York 01904 558200

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

carterjonas.co.uk
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