



**THE COCOA WORKS, YORK.**  
**YO31 8TA**

**Carter Jonas**

**EXCEPTIONAL FOURTH-FLOOR APARTMENT EXTENDING TO 818 SQ FT WITHIN YORK'S LANDMARK COCOA WORKS DEVELOPMENT, FEATURING A SUPERB 24 FT OPEN-PLAN LIVING SPACE, TWO GENEROUS DOUBLE BEDROOMS, CONCIERGE SERVICE AND LIFT ACCESS, IDEALLY POSITIONED FOR CITY LIVING.**

Exceptional fourth-floor apartment extending to 818 sq. ft within York's landmark Cocoa Works development, featuring a superb 24 ft open-plan living space, two generous double bedrooms, concierge service and lift access, ideally positioned for city living. An exceptional fourth-floor apartment extending to approximately 818 sq. ft, set within The Cocoa Works, York's landmark conversion of the historic Rowntree's factory. This beautifully proportioned home combines striking industrial character with contemporary specification, offering expansive living spaces, high ceilings and the distinctive large windows synonymous with this iconic building.

The centrepiece of the apartment is the impressive open-plan kitchen, living and dining room extending to nearly 25 ft in length, creating a superb entertaining and day-to-day living space. The kitchen is fitted with a comprehensive range of integrated Bosch appliances and sleek cabinetry, complemented by modern finishes and excellent storage.

Both bedrooms are generously proportioned doubles, with the principal bedroom particularly spacious at over 18 ft in length. The accommodation is further enhanced by a stylish main bathroom, separate shower room and useful utility space, offering a highly practical and versatile layout rarely found in apartment living.

Residents of The Cocoa Works benefit from concierge service, lift access, secure entry and beautifully landscaped communal gardens, alongside on-site amenities including a café and convenience store. The development is ideally positioned within easy reach of York city centre, the railway station and a wide range of local amenities.

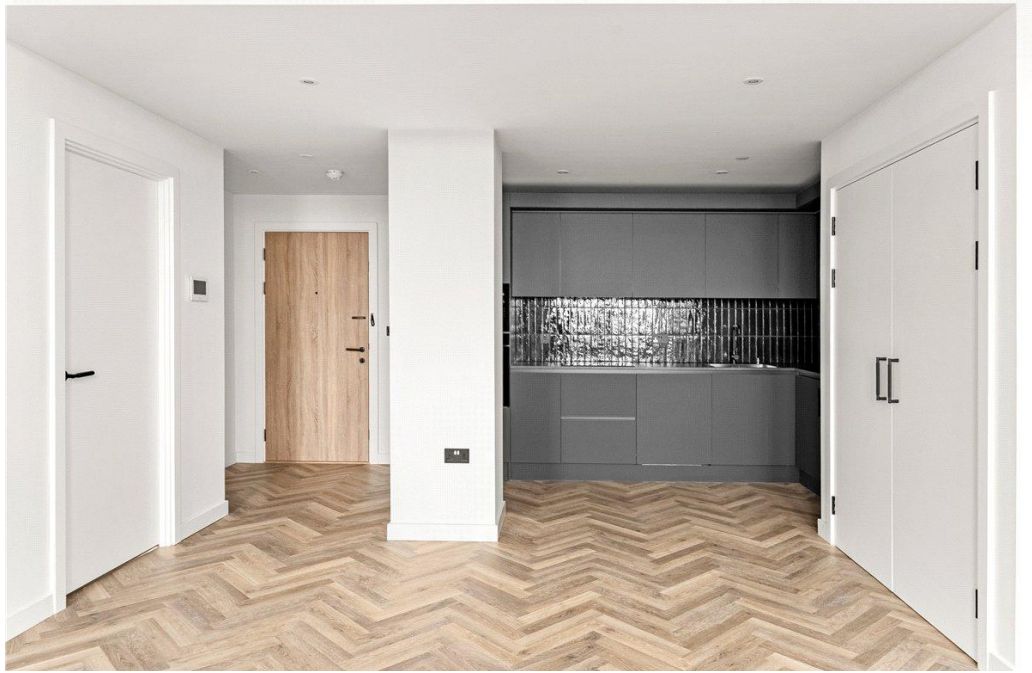
Apartment 404 represents an outstanding opportunity to acquire a substantial and characterful apartment within one of York's most desirable residential developments, ideal for owner occupiers and investors alike.

**TENURE** Leasehold

**LOCAL AUTHORITY** York City Council

**EPC BAND** To be confirmed

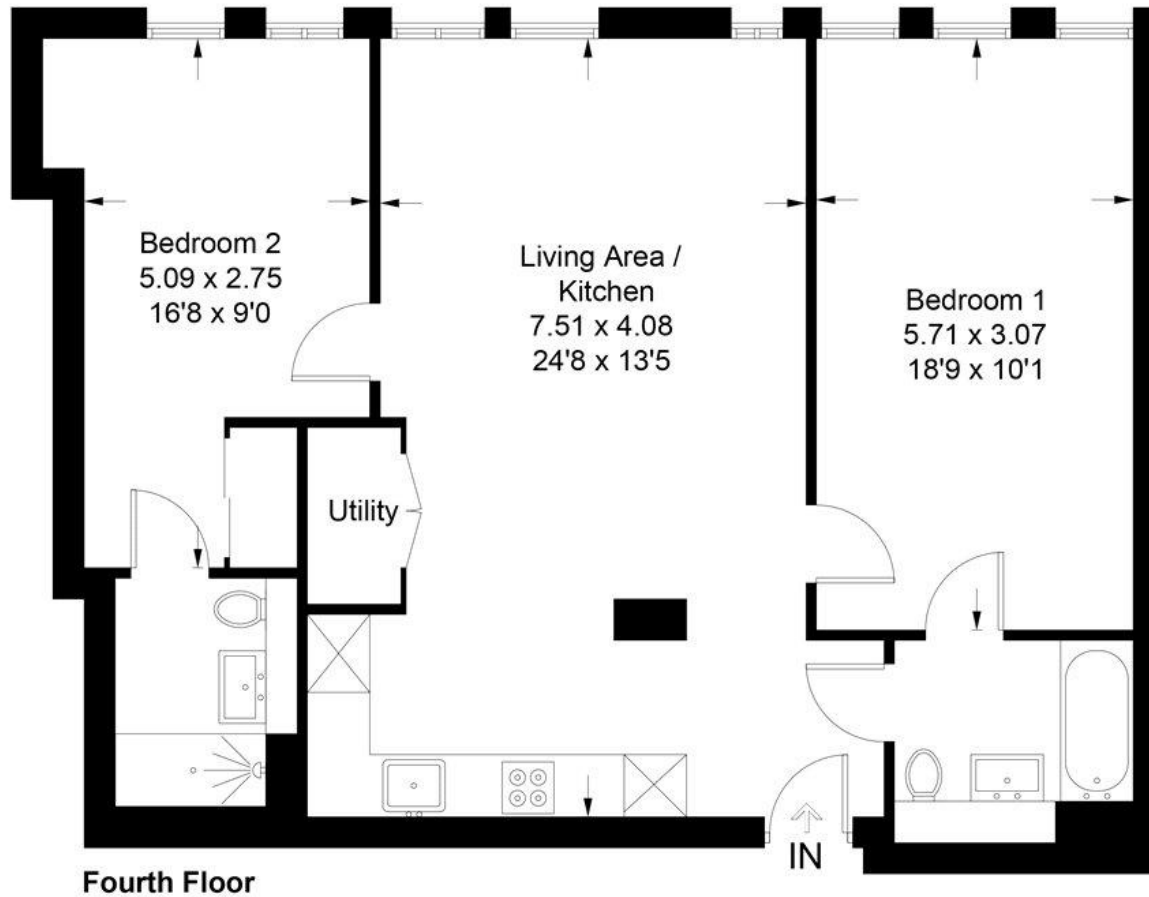






# The Cocoa Works, Haxby Road, York, YO31E

Approximate Gross Internal Area = 76.0 sq m / 818 sq ft



**Fourth Floor**

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