




**The Cocoa Works,
Haxby Road, York
£1,795 pcm**

***** A Stunning Two Bedroom
Apartment*** In The Former
Rowntree Chocolate Factory***
Third Floor*** Double Aspect
Views*** Offered On An
Unfurnished Basis*** Situated
On Haxby Road, Walking
Distance of York City Centre***
Two Bathrooms*** Open Plan
Living Space** Available April
2025*****

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with MT Property Consultancy - Head Office
	Telephone 01904 208106
Reference	RL0345
	Council Tax Band: C
Additional Information	Deposit: £2,070
	Holding Deposit: £410

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.