



502 Almond The Cocoa Works, Haxby Road

York, YO31 8TA

£1,200 Per Month

AVAILABLE NOW

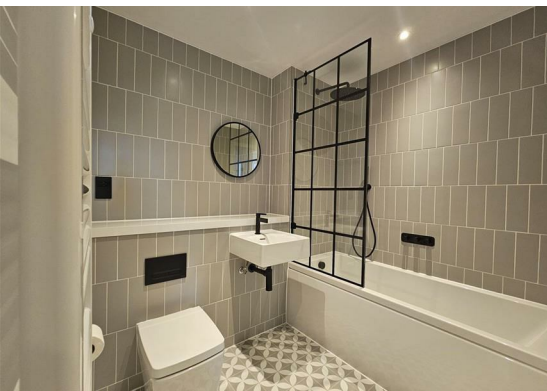
Located in York city centre and less than half a mile away from the York hospital, Nestle and the universities this is an opportunity not to be missed!

This new build apartment offers any prospective tenant modern living accommodation with a stunning open plan kitchen/living space. There is plenty of work surface space, storage and quality appliances including dishwasher, fridge freezer, oven, hob, microwave and extractor.

The double bedroom benefits from a large handy built-in wardrobe. The bathroom is another delightful feature. Modern in finish, a great size and again packed with high quality fittings.

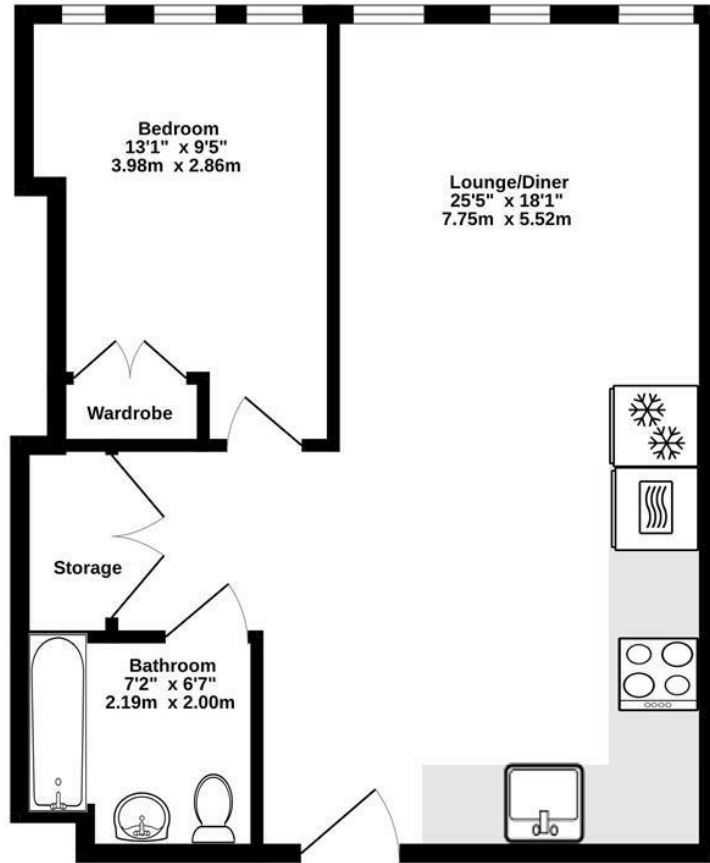
A number of excellent additional facilities coming to the site including a large café/dining establishment and a number of serviced offices at the front which residents can use. With additional transport links to in and out of the city.

The property also comes with one parking space.



FLOOR PLAN

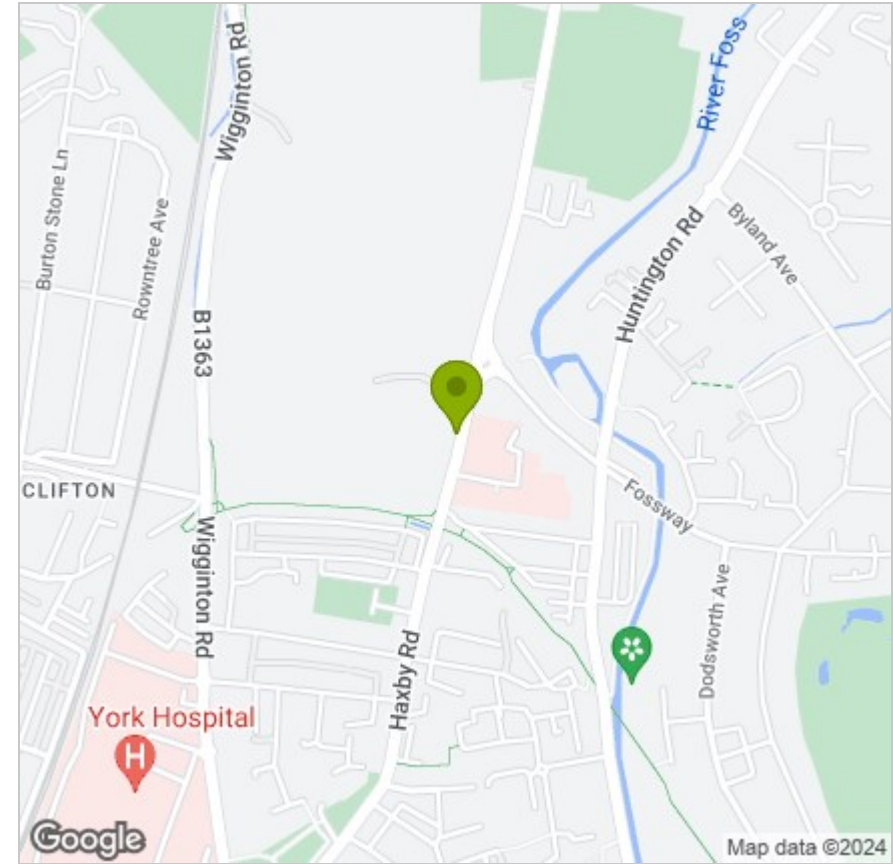
Ground Floor
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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