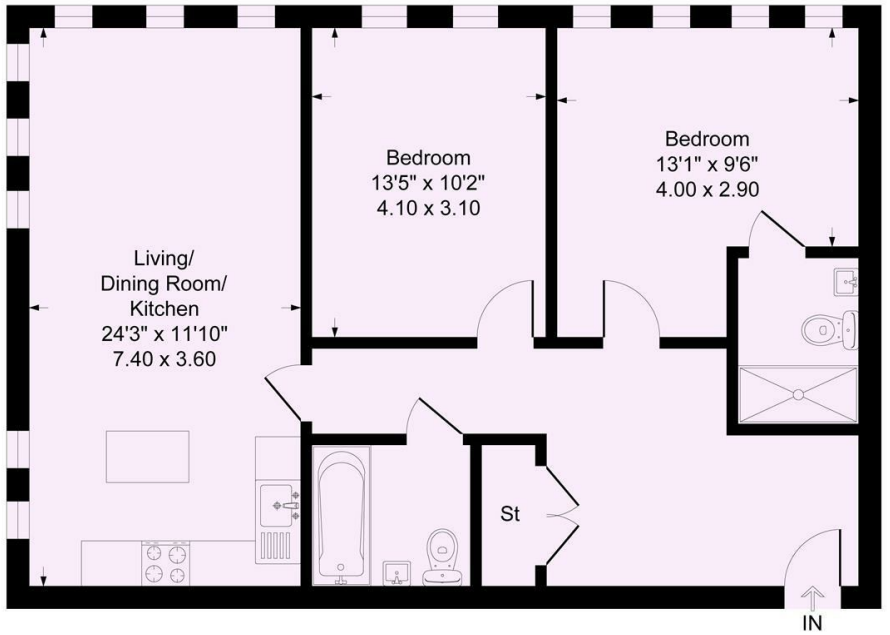
HUDSON
MOODY
303A The Cocoa Works, Haxby Road, York YO31 8AF

SHARED OWNERSHIP – 55% SHARE

- **SHARED OWNERSHIP - MODERN 2 BED APARTMENT**
- **Conversion of Original Cocoa Factory**
- **Communal Entrance with Lifts and Stairs**
- **Generous Private Reception Hall**
- **Open Plan Living/Dining and Kitchen**
- **Master Bedroom with En-suite Shower Room**
- **Second Double Bedroom**
- **House Bathroom**
- **Original Features**
- **Excellent Location**

303 The Cream

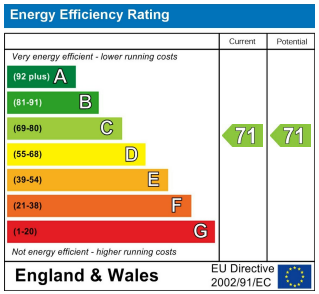
Approximate Gross Internal Floor Area = 81.4 sq m / 876 sq ft

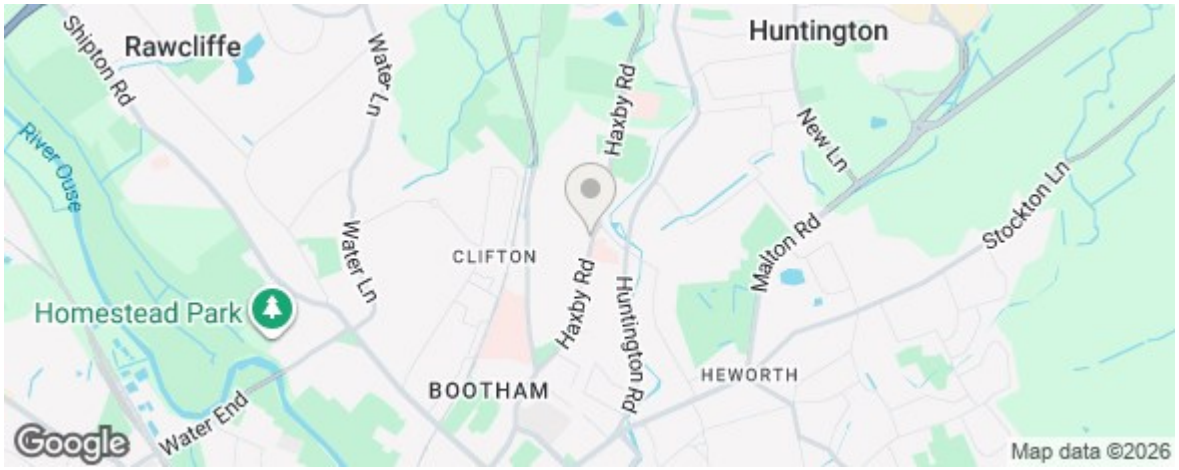


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Shared Ownership £192,500
Tenure: Leasehold
Council Tax Band: C





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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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