



HUDSON
MOODY

The Cocoa Works Haxby Road, York YO31 8AF

Situated close to York city centre and the outer ring road you will find this impressive conversion of the original cocoa works. The apartment is set on the third floor giving panoramic views over adjacent buildings and offers an open plan 24ft living/dining/kitchen area, two generous bedrooms and two bathrooms.

- **Spacious Third Floor Apartment**
- **Conversion of Original Cocoa Factory**
- **Communal Entrance with Stairs/Lifts**
- **Generous Reception Hall**
- **Open Plan Living, Dining and Kitchen**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **House Bathroom**
- **Original Features**
- **Excellent Location**

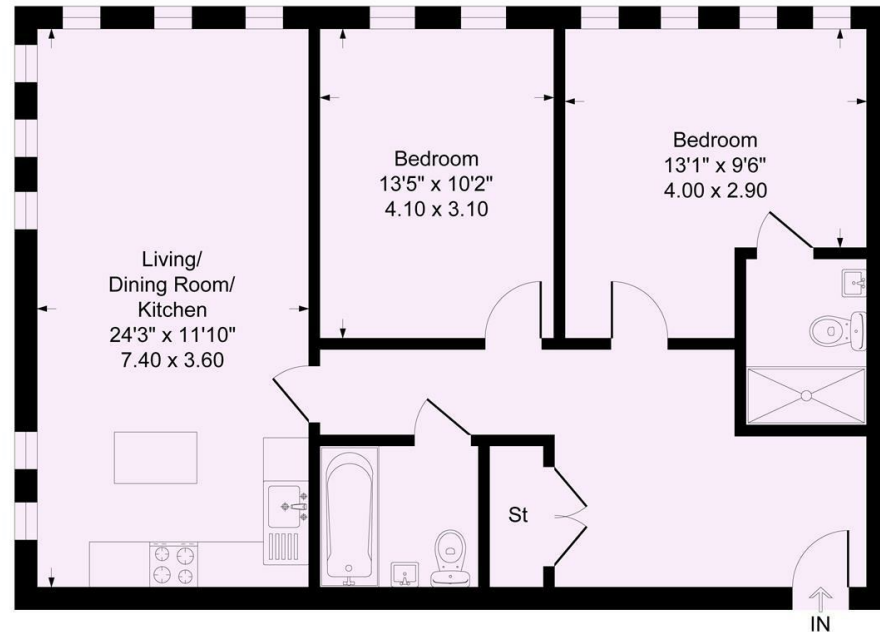
Guide Price £300,000

Tenure: Leasehold

Council Tax Band: C

303 The Cream

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



Ground Floor

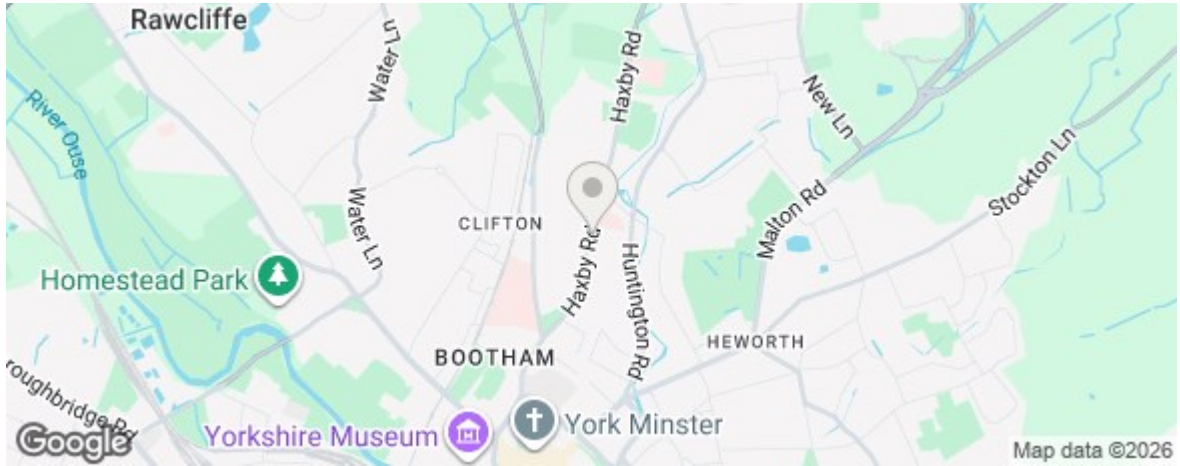
Illustration for identification purposes only, measurements are approximate, not to scale.







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



IMPORTANT NOTICE

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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
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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