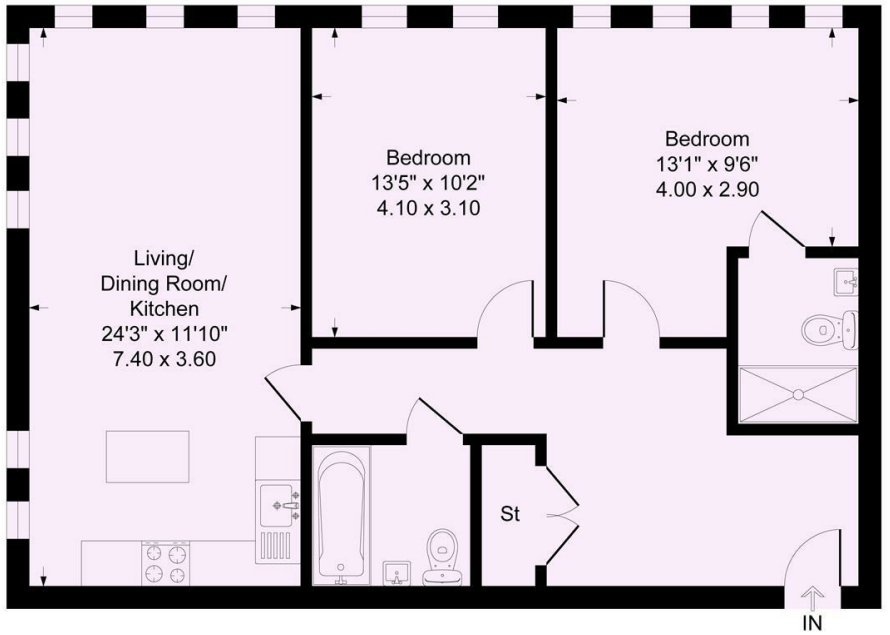

HUDSON
MOODY
The Cocoa Works Haxby Road, York YO31 8AF

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**

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.

Guide Price £285,000
Tenure: Leasehold
Council Tax Band: C







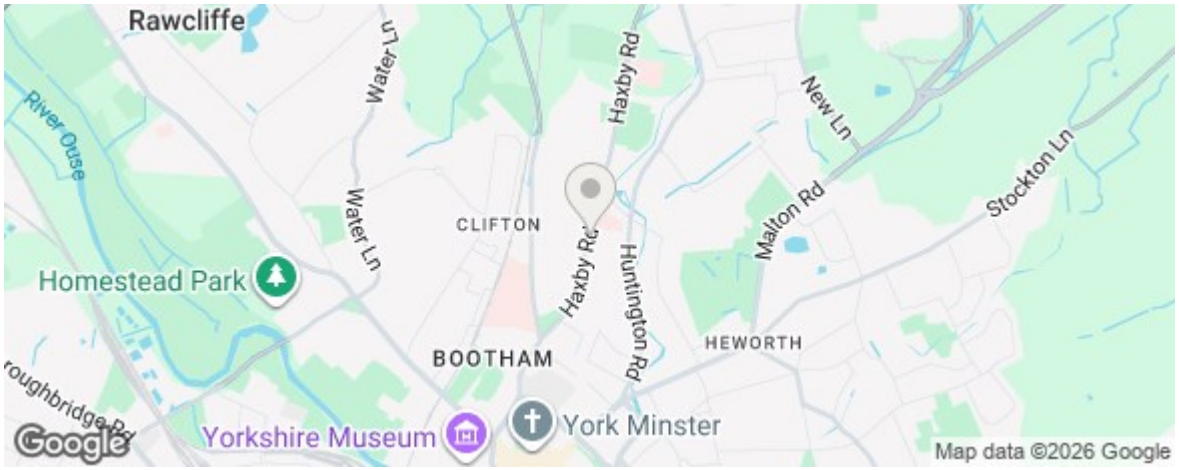


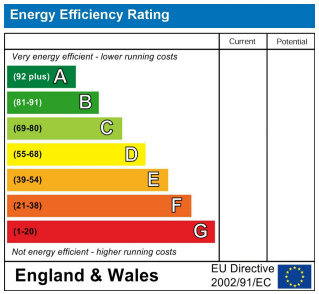












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