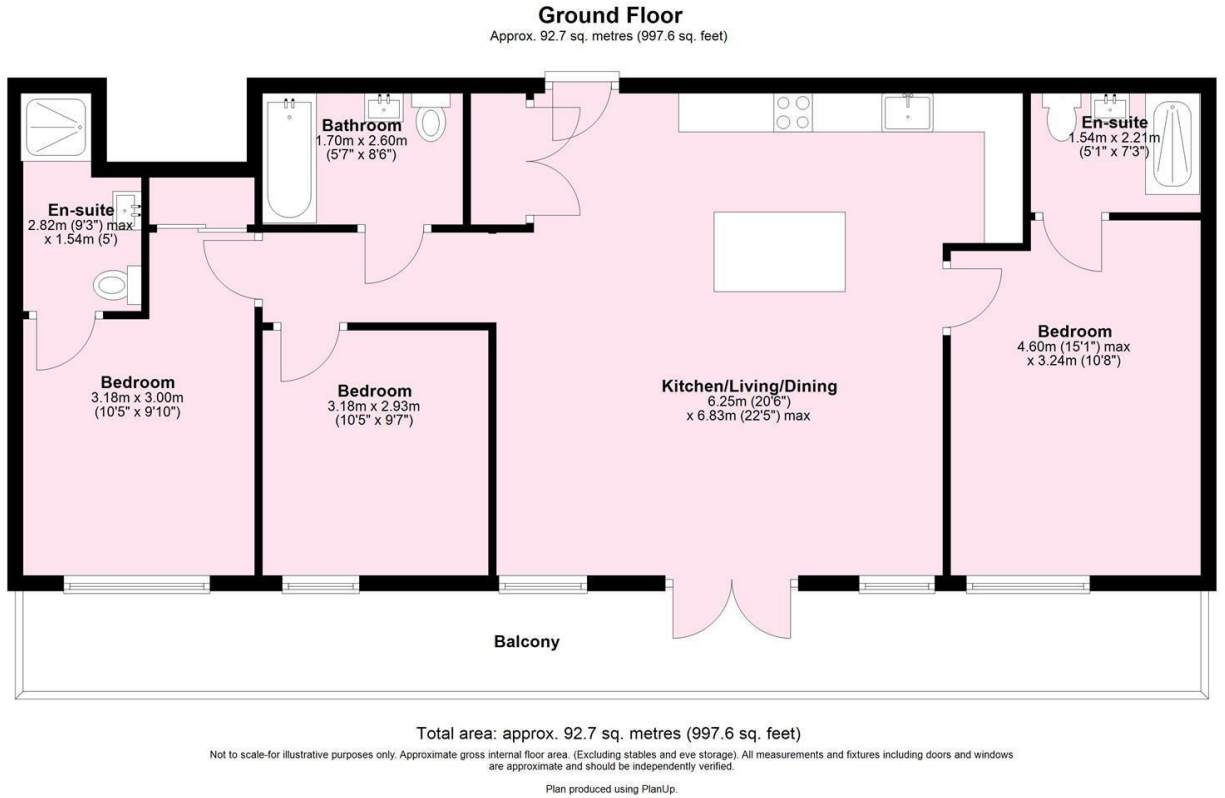

HUDSON
MOODY
611 Mint Cocoa Works, Haxby Road, York YO31 8AE

A truly delightful three bedroom penthouse apartment, with two parking spaces, forming part of the prestigious Cocoa Works Development, offering amazing views over York's chimney tops towards the White Horse at Kilburn.

- **Attractive Penthouse Apartment Forming Part Of The Prestigious Coca Works**
- **Two Allocated Parking Spaces**
- **Balcony Offering Views Over York's Chimney Tops**
- **Superb Open Plan Living Space With Floor To Ceiling Windows & Double Doors**
- **Independently Owned Restaurant / Cafe on Site**
- **Communal Work Space and Library For Residents**
- **Attractive Communal Gardens**
- **Concierge Service**
- **Three Bedrooms / Two Luxury En-suite & Luxury Bathroom**
- **No Onward Chain & Superb Central Location**

Guide Price £630,000
Tenure: Leasehold
Council Tax Band: F

Leasehold: 997 years remaining
Service Charge: £3,443.28
Ground Rent: £0







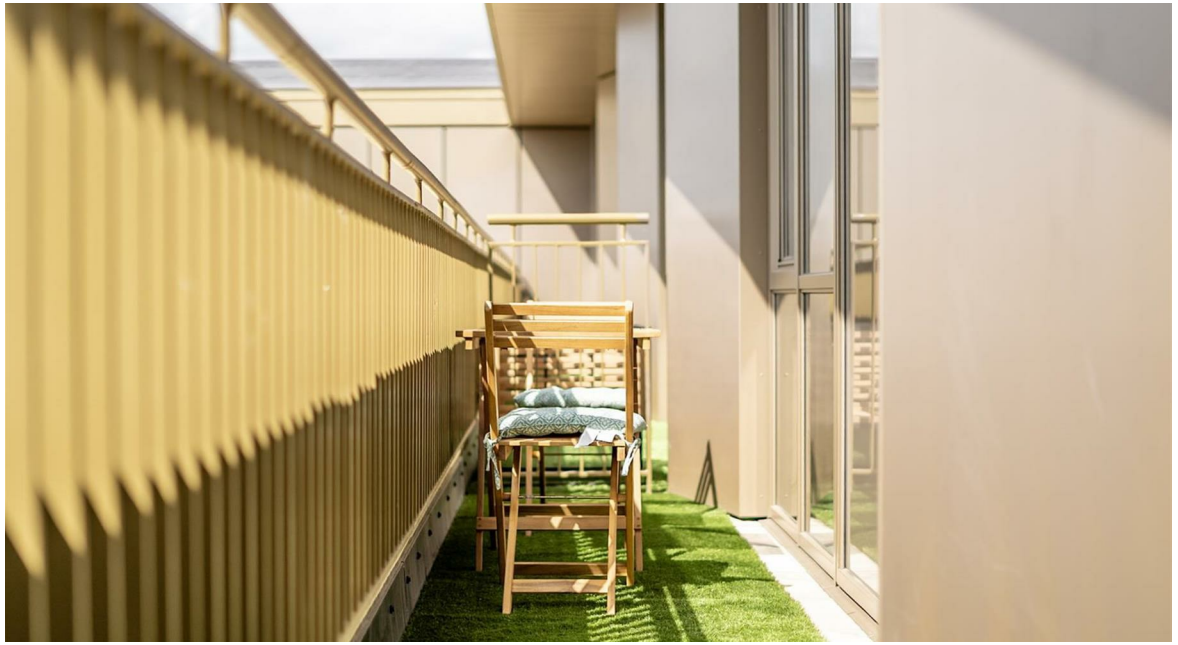


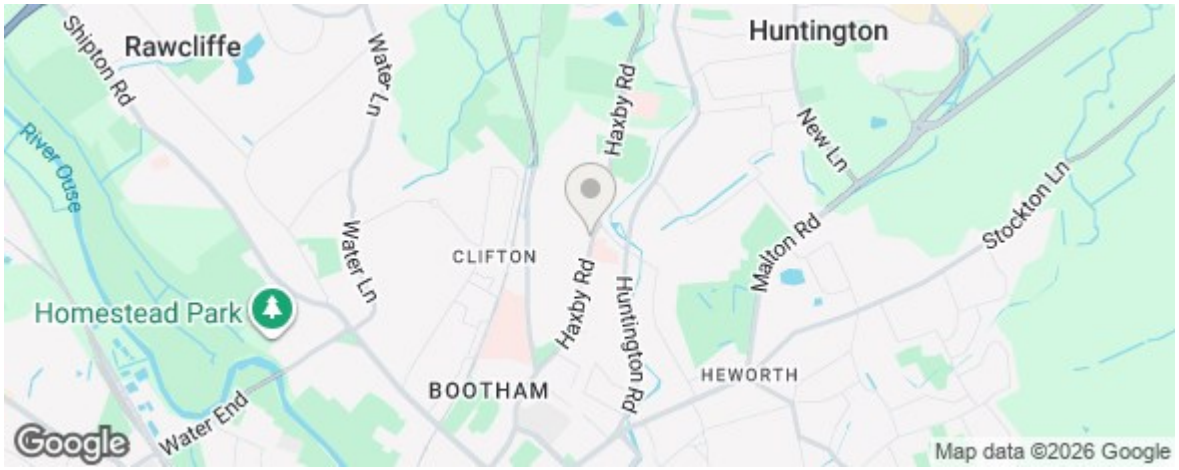


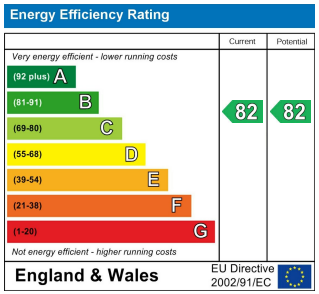












HUDSON MOODY

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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.
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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