



HUDSON
MOODY

The Cocoa Works Haxby Road, York YO31 8AD

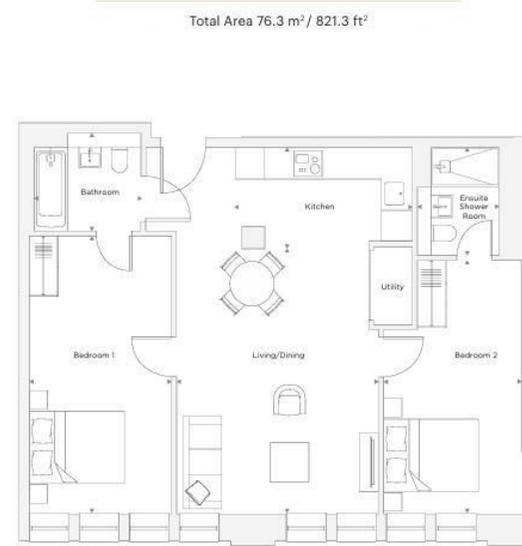
A beautifully presented, brand-new apartment in the prestigious Cocoa Works development, ideally located on Haxby Road, York. This stunning 2nd-floor property offers modern living within a historic setting, combining contemporary design with the community feel of this landmark regeneration project.

- **Brand new and never lived in**
- **Two double bedrooms**
- **Two stylish bathrooms (one en suite)**
- **Spacious open-plan kitchen, dining and living area**
- **Lift access to all floors**
- **Secure entry system**
- **On-site restaurant, Cavo**
- **Communal library and co-working space**
- **Landscaped communal areas**

Guide Price £350,000

Tenure: Leasehold

Council Tax Band: D



Living/Dining Room	4.14 m x 5.49 m	13' 7" x 18' 0"
Kitchen	3.64 m x 2.07 m	11' 11" x 6' 9"
Bedroom 1	2.93 m x 5.68 m	9' 7" x 18' 8"
Bedroom 2	2.96 m x 5.18 m	9' 9" x 16' 12"
Bathroom	2.20 m x 2.00 m	7' 3" x 6' 7"
Ensuite	1.68 m x 2.20 m	5' 6" x 7' 3"



Floor plans are not to scale. Measurements are approximate and for guidance only. Design layouts are subject to change.





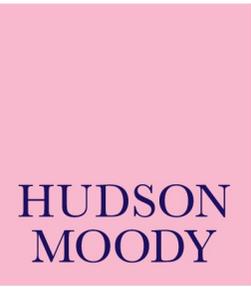


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com