

## £82,250 Shared Ownership

Almond, The Cocoa Works, Haxby Road, York YO31 8AD



- Guideline Minimum Deposit £8,225
- Ground Floor
- Open Plan Kitchen/Reception Room
- High Performance Glazing
- Guide Min Income Dual £27.5k | Single £31.7k
- Approx. 568 Sqft Gross Internal Area
- Stylish Bathroom
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £235,000). A beautifully-presented, ground-floor flat in the recently-converted Rowntree chocolate factory. The entrance door opens into an approximately twenty-six-foot main room with herringbone flooring and an attractive kitchen area featuring handle-less units and integrated appliances. Natural light is provided by a trio of tall, east-facing windows. The bedroom has a further three windows plus stylish wood panelling and a fitted wardrobe. A bathroom, with large overhead and separate hand-held showers, and built-in storage/utility cupboard complete the accommodation. Demanding insulation standards combined with high performance glazing make for a good energy-efficiency rating. The Cocoa Works sits in well-kept grounds and is within comfortable walking distance, or a brief cycle ride of the city centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 13/02/2020).

**Minimum Share:** 35% (£82,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £334.35 per month (subject to annual review).

**Service Charge:** £140.69 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £27,500 | Single - £31,700 (based on minimum share and 10% deposit).

**Council Tax:** Band B, City of York Council. Priority is given to applicants living and/or working in this local authority.

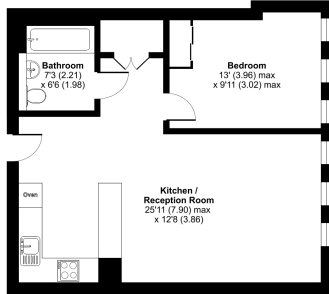
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



Haxby Road, York, YO31

Approximate Area = 568 sq ft / 52.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (incorporating International Property Measurement Standards (IPMS) Residential). © redroom 2022. Produced for Urban Moves, REF: 145884

## DIMENSIONS

### GROUND FLOOR

#### Reception

25' 11" max. x 12' 8" (7.90m x 3.86m)

#### Kitchen

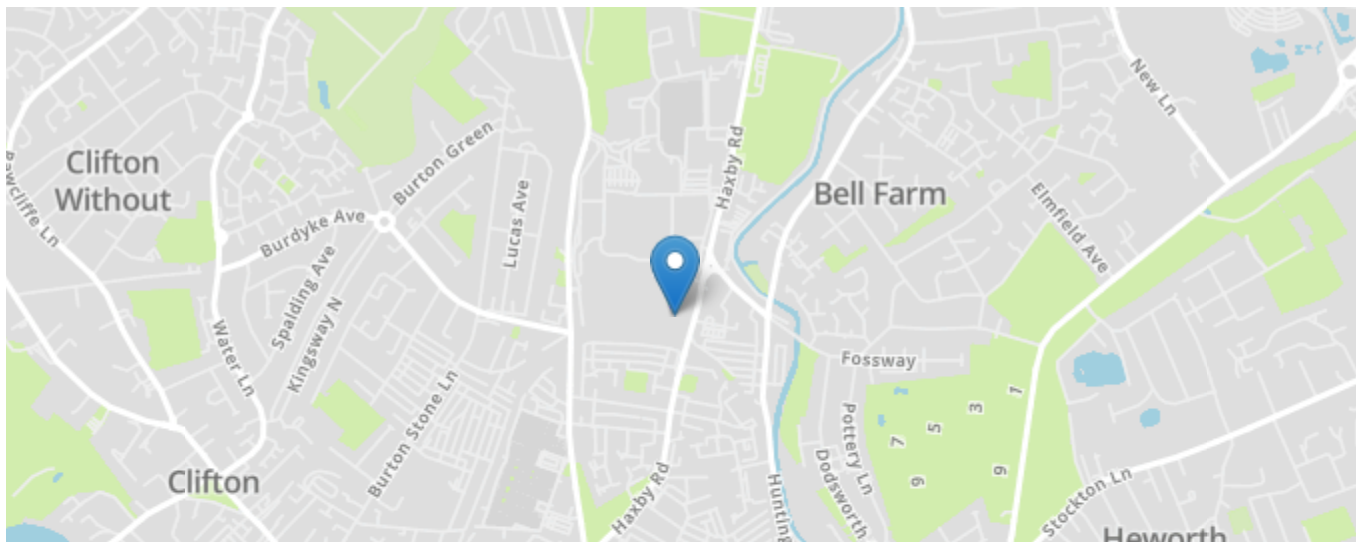
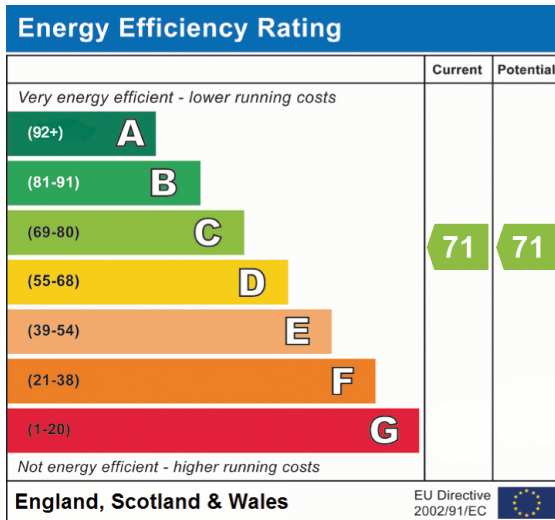
included in reception measurement

#### Bedroom

13' 0" max. x 9' 11" max. (3.96m x 3.02m)

#### Bathroom

7' 3" max. x 6' 6" max. (2.21m x 1.98m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.