



87 Postern Close
York, YO23 1JF

Guide Price £400,000

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A THREE STOREY MODERN TOWNHOUSE LOCATED ON ONE OF YORK'S MOST SOUGHT AFTER RIVERSIDE DEVELOPMENTS WITHIN A FEW MINUTES' WALK OF YORK'S MANY CITY CENTRE AMENITIES AND THE POPULAR 'BISHY ROAD' SHOPPING PARADE WITH IT'S MANY INDEPENDENT COFFEE/WINE BARS, RESTAURANTS AND SHOPS. The property has the benefit of double glazing and gas central heating and comprises entrance hall, cloaks/WC, ground floor bedroom 3, utility room, first floor landing, lounge/dining room opening to a fully glazed south facing sun room, kitchen with fitted units and integrated appliances, second floor landing, 2 further bedrooms and bathroom/WC. To the outside is a front driveway leading to an integral brick garage. No forward chain.

Note

Postern Close is a lovely Riverside development built in the late 1980's, it remains one of the most sought after city centre developments. There is a riverside walk that takes you a few minutes to be in the heart of the city centre or a short stroll to the lovely Rowntree Park and the popular Bishopthorpe Road shopping parade which has high quality local shops, restaurants, wine and coffee bars.

Entrance Hall

Integral Garage

16'10 x 8'8 (5.13m x 2.64m)

Bedroom

12'0 x 8'10 (3.66m x 2.69m)

Utility Room

8'7 x 6'3 (2.62m x 1.91m)

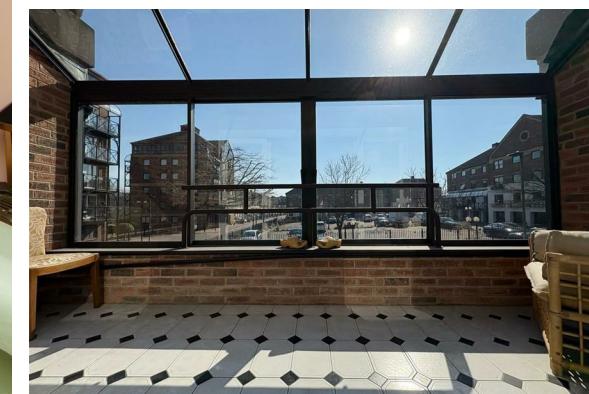
First Floor Landing

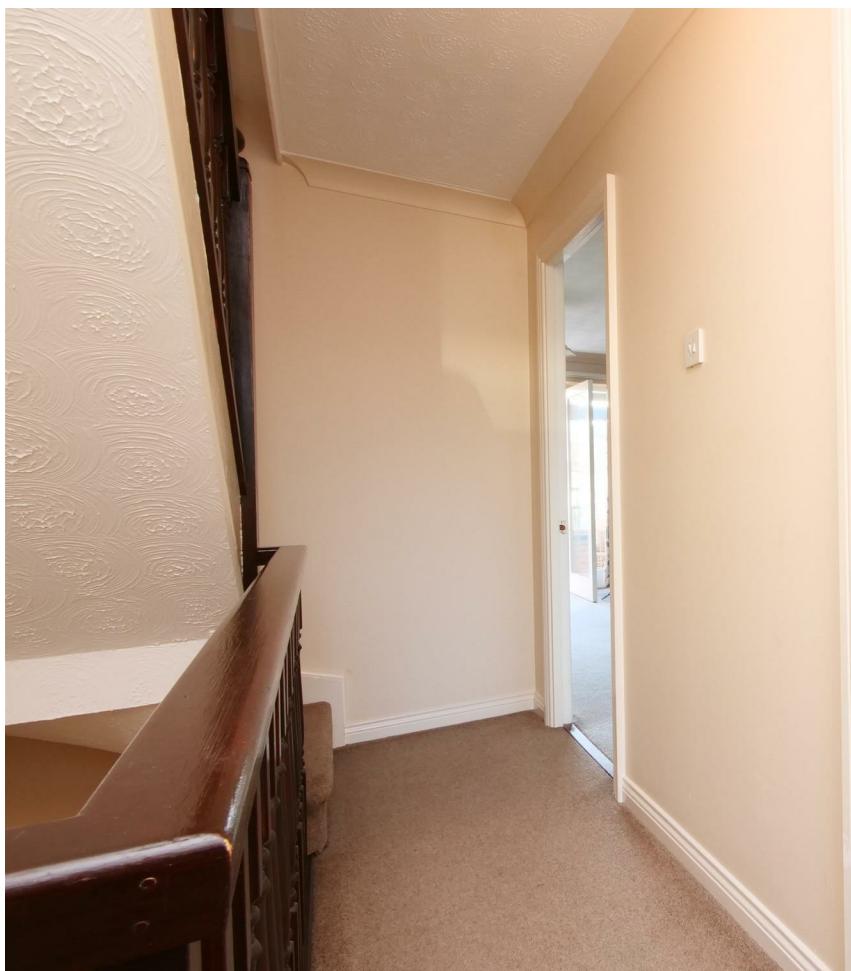
Kitchen

10'5 x 8'8 (3.18m x 2.64m)

Lounge/Diner

15'0 x 14'0 (4.57m x 4.27m)





Sun Room
15'0 x 4'5 (4.57m x 1.35m)

Second Floor Landing
Bedroom 8'8 x 8'3

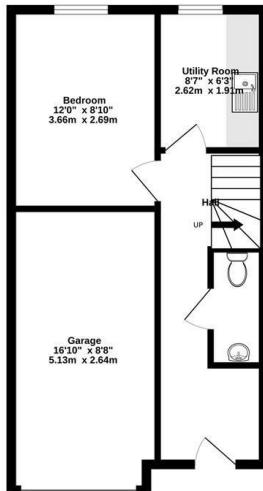
Bathroom

Bedroom
15'0 x 10'0 (4.57m x 3.05m)

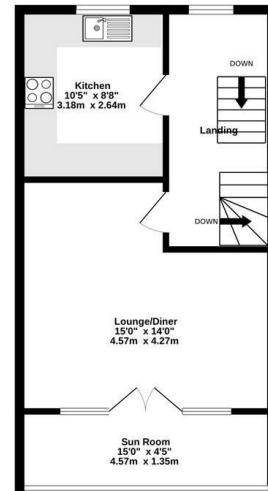


FLOOR PLAN

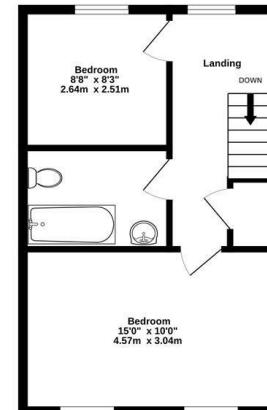
Ground Floor
440 sq.ft. (40.9 sq.m.) approx.



1st Floor
448 sq.ft. (41.6 sq.m.) approx.

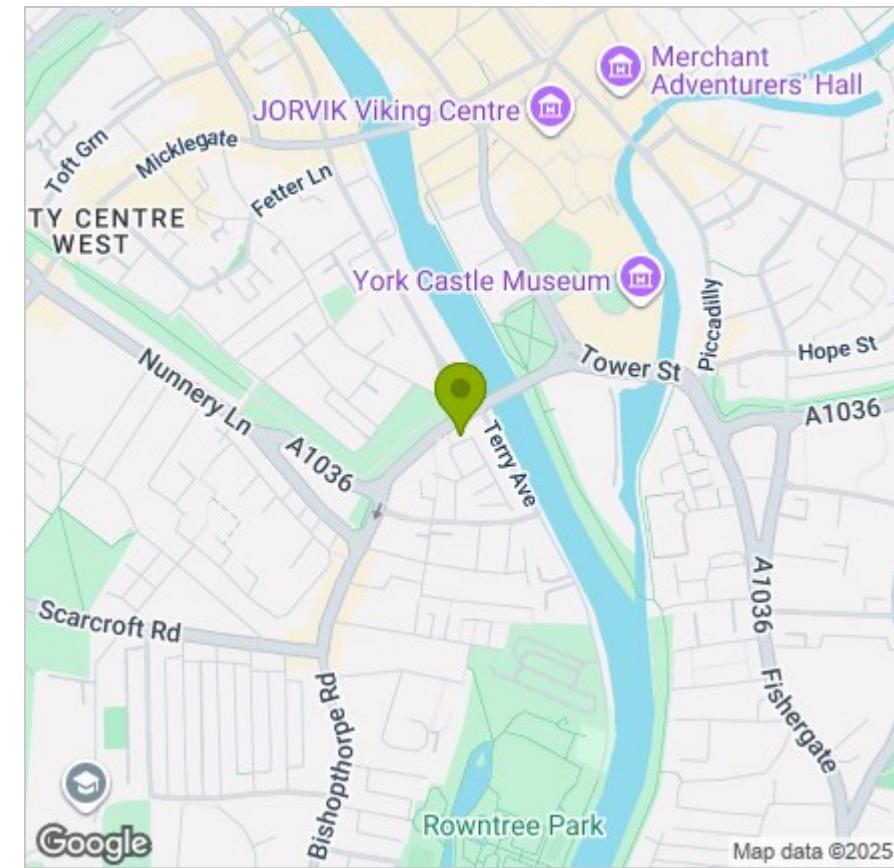


2nd Floor
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA - 1261 sq.ft. (117.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.