



HUDSON
MOODY

14 Postern Close, York YO23 1JF

A spacious ground floor apartment situated in the Postern Close development that lies close to Skeldergate Bridge and the much acclaimed Bishopthorpe Road. The property benefits from one allocated parking space.

- **Ground Floor Apartment**
- **Open Plan Living / Dining Room**
- **Fitted Kitchen with Integral Appliances**
- **Master Bedroom with Fitted Wardrobes**
- **Additional Double Bedroom**
- **Modern Shower Room**
- **Allocated Car Parking**
- **Close to City Centre**
- **999 Year Lease. Pets Allowed**

Guide Price £250,000

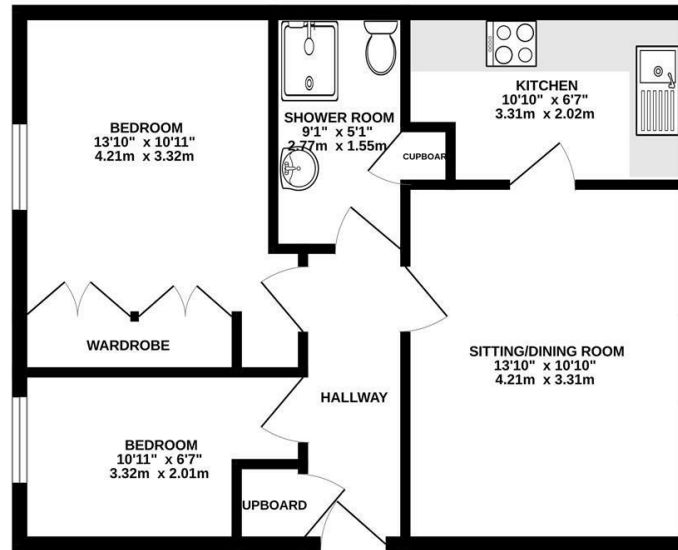
Tenure: Leasehold

Council Tax Band: C

Lease length: 999 years

Service Charge: £366 (paid quarterly)

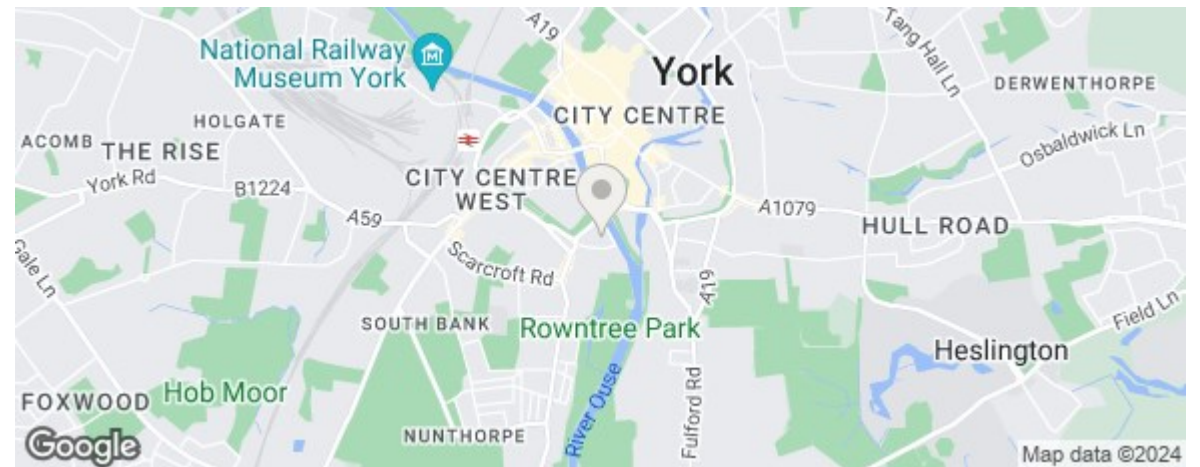
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with Metropix C004



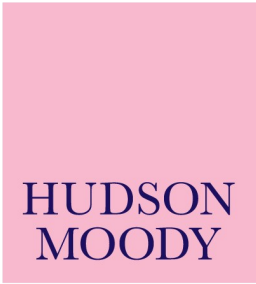




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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