



HUDSON
MOODY

27
Postern Close, YO23 1JF





- City Centre location
- Three bedroom townhouse
- Two shower rooms
- Kitchen with integral appliances
- Large living room with balcony
- Small lawn to rear
- Stunning river views
- Fully refurbished throughout
- Short walk to city centre
- Available immediately

£3,000 PCM

Tenure:

Council Tax Band: F

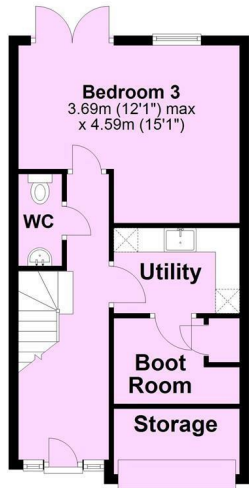




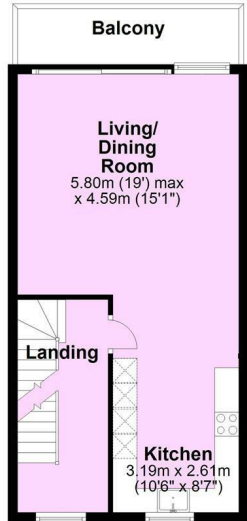
Available immediately



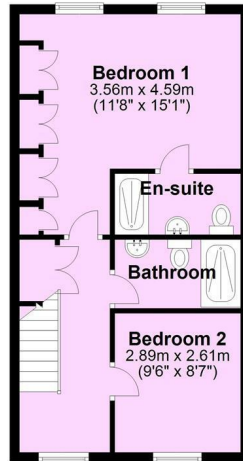
Ground Floor
Approx. 40.3 sq. metres (433.6 sq. feet)



First Floor
Approx. 42.3 sq. metres (454.8 sq. feet)



Second Floor
Approx. 42.7 sq. metres (459.8 sq. feet)

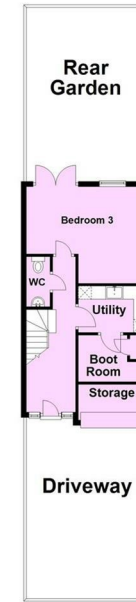


Total area: approx. 125.3 sq. metres (1348.2 sq. feet)

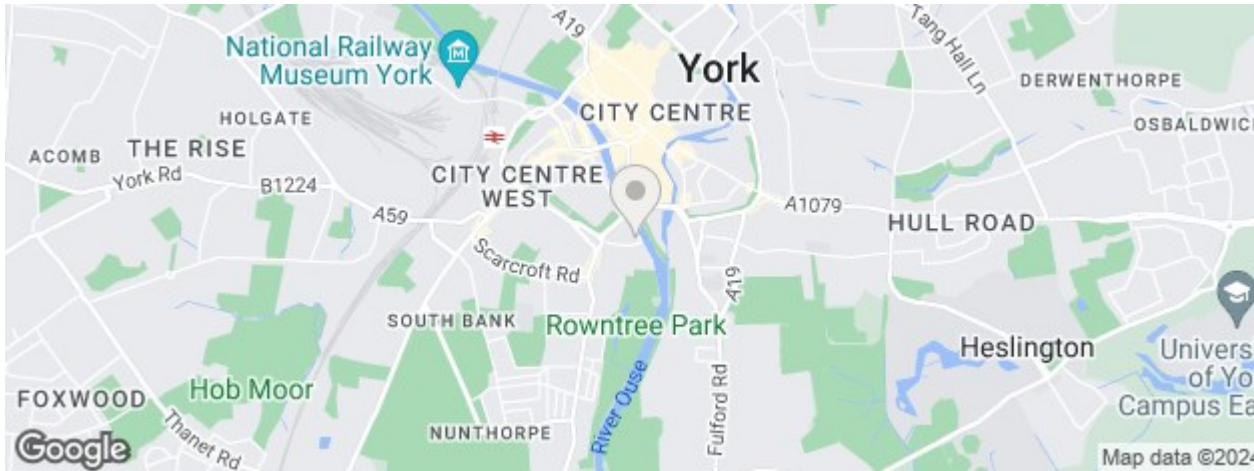
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



Plot Layout



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

**HUDSON
MOODY**

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

**58 Micklegate
York
North Yorkshire
YO1 6LF**

**01904 629629
lettings@hudson-moody.com**