



83 Postern Close  
York, YO23 1JF  
Guide Price £230,000

**NO ONWARD CHAIN! DESIGNATED PARKING SPACE! OWN ENTRANCE! READY TO MOVE INTO!** Churchills Estate Agents are delighted to offer for sale this fantastic one bedroom ground floor apartment located in York city centre within this highly regarded riverside development. Convenient for Rowtree Park, Bishopthorpe Road shopping parade and the railway station. Ready to move into the bright and airy living accommodation comprises entrance hallway, 25' living/dining with windows to two aspects and fitted kitchen units upgraded in Oct 22 with integrated quality appliances, double bedroom with storage and a three piece fully tiled bathroom suite. Electric Heating System installed only 5 yrs ago with German built high efficiency ceramic block, thermostatically controlled radiators operated remotely via a mobile phone app. The property benefits from its own allocated parking space directly opposite and a second designated visitor parking bay. Well tended communal areas and useful bin/bike storage. An internal viewing is strongly recommended.



### **Entrance Hall**

Entrance door, storage cupboard housing cylinder, wall mounted electric heater, power points. Tiled flooring. Door to;



### **Kitchen Area**

Double glazed window to front, modern fitted wall and base units with counter tops, inset stainless steel sink and drainer with mixer tap, integrated fridge and freezer, oven, hob, washer/dryer, power points. Tiled flooring.



### **Living/Dining Area**

Double glazed window to rear, electric double heater, TV point, power points. Hardwood flooring.



### **Double Bedroom**

Double glazed window to front, wall mounted electric heater, fitted wardrobes, power points. Carpet.





### **Bathroom**

Opaque window to front, suite comprising P-shaped panelled bath with mains shower over, pedestal wash hand basin, low level WC, towel rail/radiator, tiled walls. Tiled flooring.

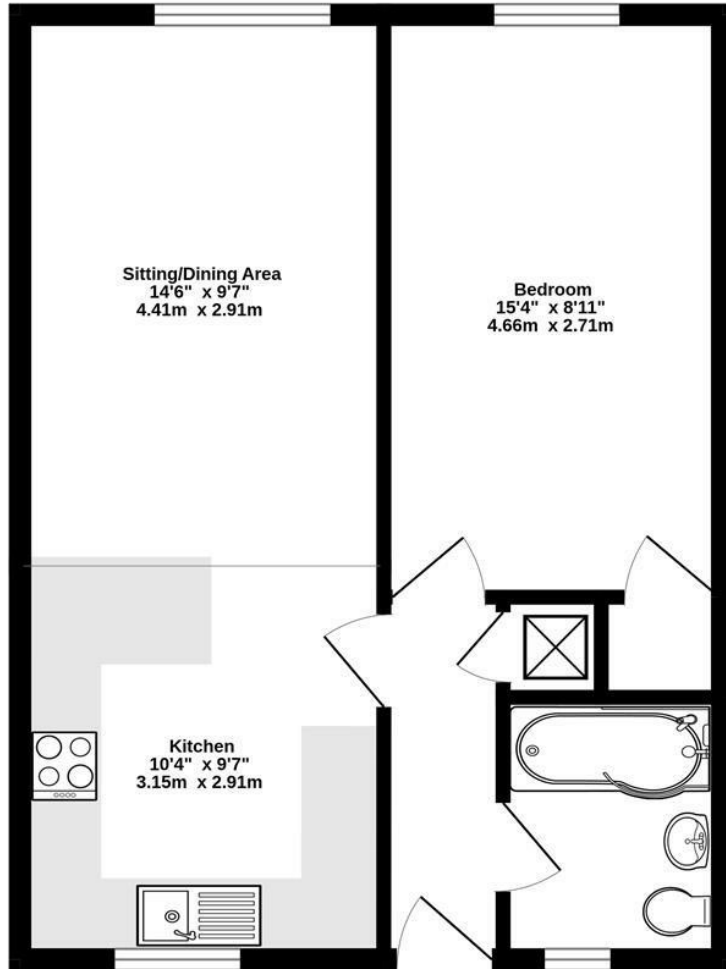
### **Outside**

Designated parking space, additional visitor parking spaces, bin/bike stores and gate to Terry Avenue leading to the river.



## FLOOR PLAN

Ground Floor  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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