

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)

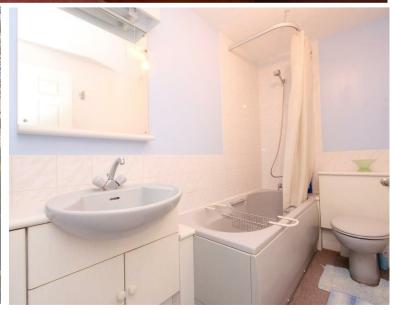
Second Floor Landing

Bedroom 8'8 x 8'3

Bathroom

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





FLOOR PLAN LOCATION JORVIK Viking Centre Merchant Adventurers' Hall TY CENTRE WEST York Castle Museum @ Nower St 2nd Floor 373 sq.ft. (34.7 sq.m.) approx. Ground Floor 440 sq.ft. (40.9 sq.m.) approx. 1st Floor 448 sq.ft. (41.6 sq.m.) approx. Nunnery Ln Hope St A1036 Bedroom 12'0" x 8'10" 3.66m x 2.69m A1036 Scarcroft Rd Lounge/Diner 15'0" x 14'0" 4.57m x 4.27m Garage 16'10" x 8'8" 5.13m x 2.64m Millthorpe School Rowntree Park Sun Room 15'0" x 4'5" 4.57m x 1.35m Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1261 sq.ft. (117.2 sq.m.) approx. Whilst every attempts been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. 82 (69-80) 63 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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