



87 Postern Close  
York, YO23 1JF  
Guide Price £425,000

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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)







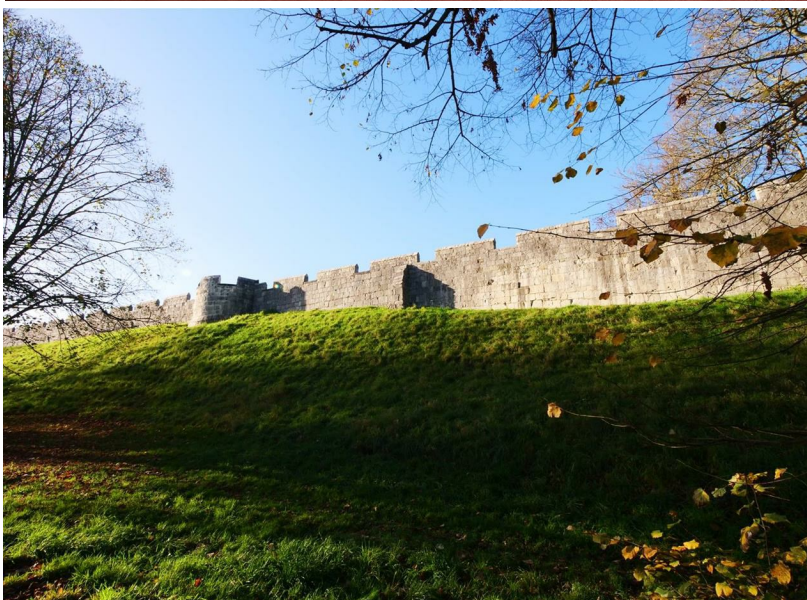
**Sun Room**  
15'0 x 4'5 (4.57m x 1.35m)

**Second Floor Landing**

**Bedroom 8'8 x 8'3**

**Bathroom**

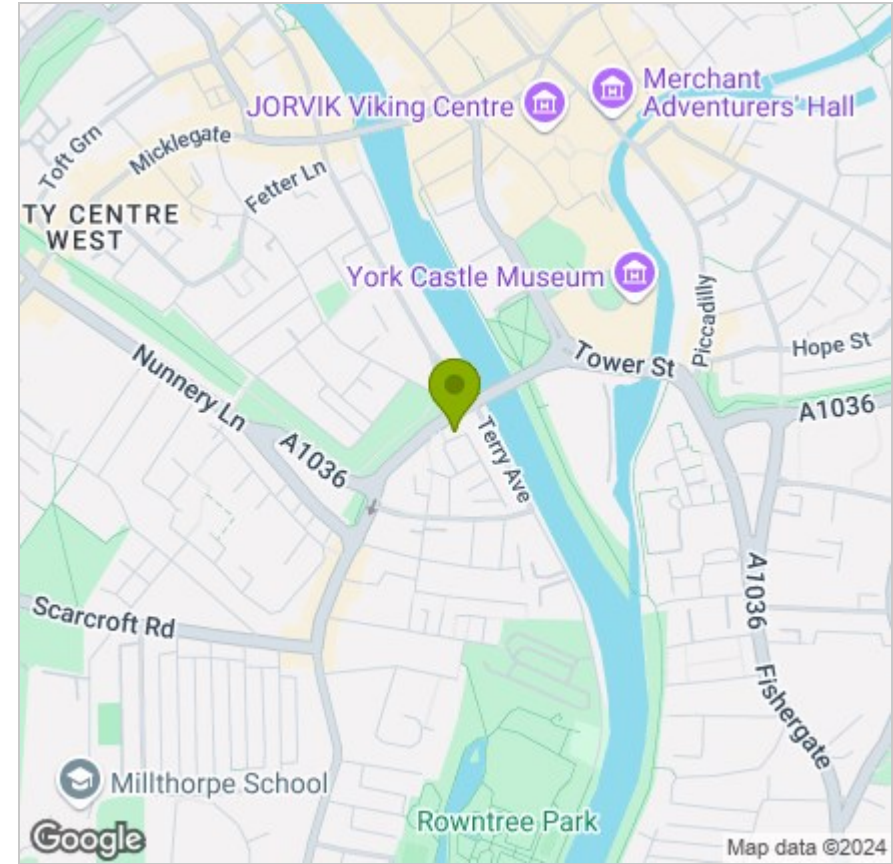
**Bedroom**  
15'0 x 10'0 (4.57m x 3.05m)



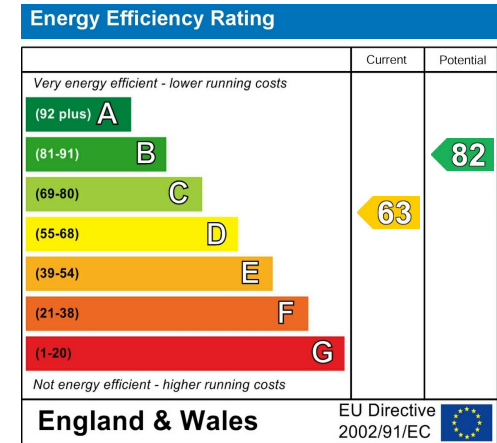
# FLOOR PLAN



# LOCATION



# EPC



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