



HUDSON
MOODY

116 Postern Close, Bishops Wharf, York YO23 1JD

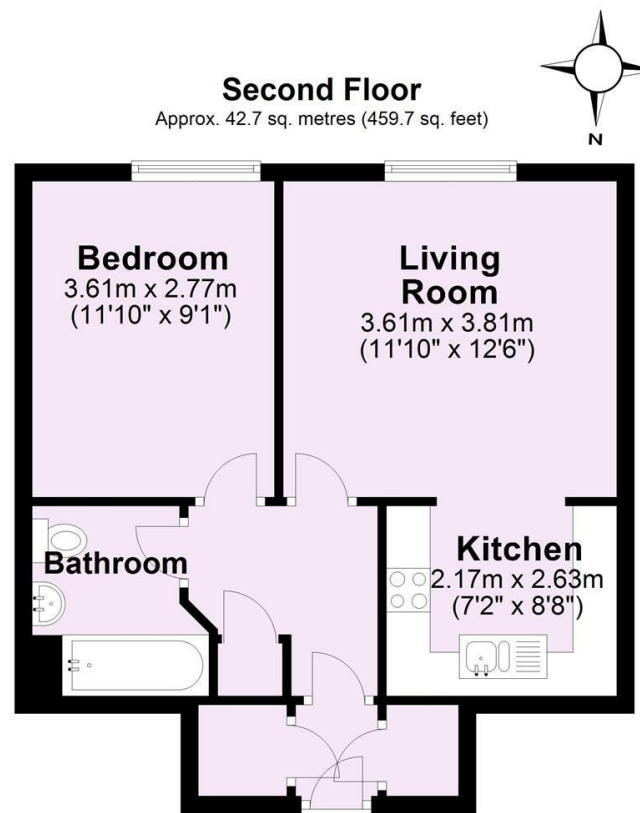
A well presented **SECOND FLOOR APARTMENT** located in a **POPULAR DEVELOPMENT** lying **CLOSE TO YORK CITY CENTRE**.

- Second Floor Apartment
- Spacious Living Room
- Fitted Kitchen
- Large Double Bedroom
- Modern Bathroom
- Ample Storage Space
- Allocated Car Parking
- Close to City Centre
- No Onward Chain

Guide Price £200,000

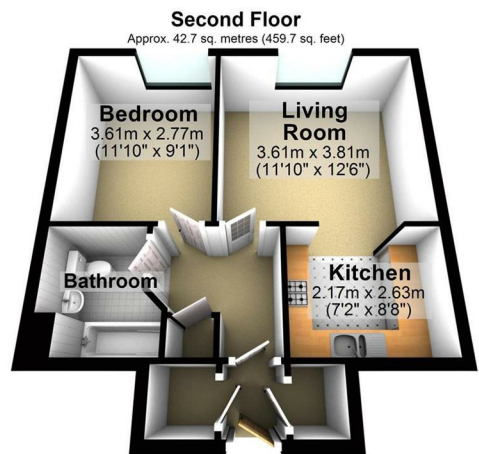
Tenure: Leasehold

Council Tax Band: C

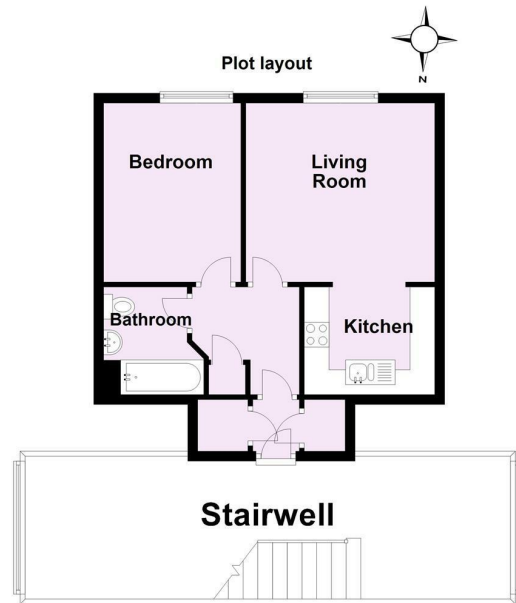


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Plan produced using PlanUp.





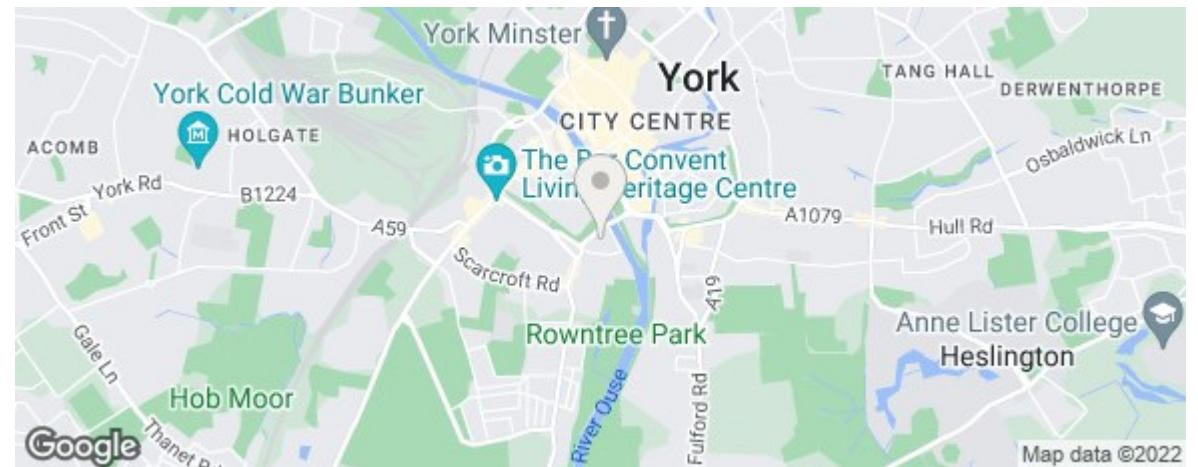
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Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-101) 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 (CO ₂) Rating	
	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



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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.
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