



38 Postern Close  
York, YO23 1JF  
£550,000

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**NO ONWARD CHAIN!** A fabulous three bedroom, three storey town house with stunning city centre and riverside views with the additional benefit of parking, outside space and an integral garage. Convenient for York's historic city centre and close to Rowntree Park. Bishopthorpe Road shopping parade and the railway station. This bright and airy home also has the advantage of double glazing and heating throughout and comprises entrance hallway, ground floor bedroom/study, utility room, first floor landing, fitted kitchen, large lounge/dining room with additional sun room, second floor landing, two further double bedrooms and a three piece bathroom suite. The property is also accessed integrally through a garage. To the outside is a generous parking area to front and a rear patio garden with views over the river Ouse. The property is ready to be view and an accompanied viewing is highly recommended.

### Entrance Hall

Entrance door, stairs to first floor, double panelled radiator, power points, door to integral garage. Carpet.

### Bedroom 3/Study

Double glazed window to rear, single panelled radiator, power points. Carpet.

### Utility Room

French doors onto patio garden, fitted units with sink and drainer, single panelled radiator, power points. Vinyl flooring.

### Cloaks/WC

Wash hand basin, WC.

### First Floor Landing

Double glazed window to front, power points, stairs to second floor. Carpet.

### Kitchen

Double glazed window to front, fitted wall and base units with counter tops, inset sink and drainer, built in gas hob and electric oven, space for appliances, power points. Carpet.







### **Lounge/Dining Room**

Bifolding doors to sun room, double panelled radiators, TV point, power points. Carpet.

### **Sun Room**

Glazing, views over the river Ouse. Tiled flooring.

### **Second Floor Landing**

Double glazed window to front, storage cupboard, loft access, single panelled radiator, airing cupboard. Carpet.

### **Bedroom 1**

Two double glazed windows to rear, fitted wardrobes, double panelled radiator, power points. Carpet.

### **Bedroom 2**

Double glazed windows to front, single panelled radiator, power points. Carpet.

### **Bathroom**

Panelled bath with mixer shower head over, wash hand basin, low level WC, single panelled radiator, extractor fan. Carpet.

### **Integral Garage**

Up and over door, power and lighting, door to utility room.

### **Outside**

Paved driveway, storage areas, rear landscape patio garden with views towards the river and Skeldergate Bridge.

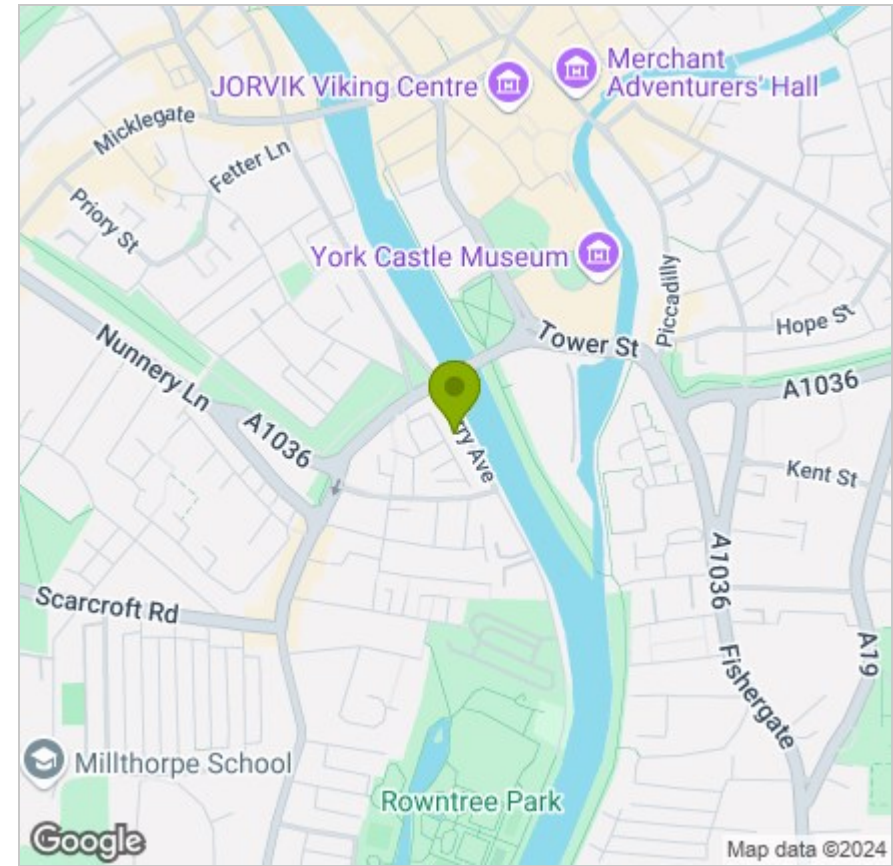




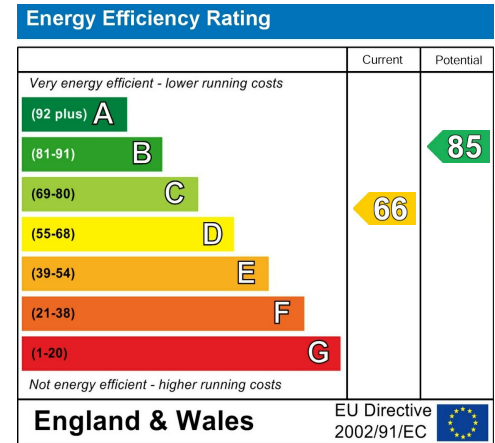
# FLOOR PLAN



# LOCATION



# EPC



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