

88 Postern Close

York, YO23 1JF

Guide Price £495,000

3 | 2 | 2 | C

NO ONWARD CHAIN! A three storey, three bedroom townhouse adjacent to York City Centre and the city walls with the additional benefit of parking, first floor enclosed balcony and integral garage. Part of this impressive development of Postern Close, close to Rowntree Park and Bishopthorpe Road shopping parade, the property can easily also access the railway station via Skeldergate or Nunnery Lane. This bright and airy home also has the advantage of double glazing and heating throughout and comprises tiled entrance hallway, ground floor bedroom with three piece ensuite, utility room, WC/Cloaks, first floor landing, fitted kitchen with views over Baile Hill & Skeldergate, large lounge/dining room with additional sun room/balcony, second floor landing, two further double bedrooms and a three piece bathroom suite. To the outside is a generous front parking area leading to an integral single garage with power and lighting. The property is ready to be viewed and an accompanied viewing is highly recommended.

Entrance Hallway
Entrance door and windows to front, single panelled radiator, power points, stairs to first floor, tiled flooring

Cloaks/WC
Low level WC, pedestal wash hand basin, tiled flooring. Extractor fan.

Utility Room
Fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, single panelled radiator, power point, tiled flooring

Bedroom 3
Double glazed window to rear, wardrobes, single panelled radiator, power points, carpet

Bathroom
Double glazed window to rear, wash hand basin, panelled bath with shower over, low level WC, towel radiator, tiled walls, tiled flooring. Extractor fan.

First Floor Landing
Double glazed window to rear, single panelled radiator, carpeted stairs to second floor



















Lounge
Large glazed doors leading to enclosed balcony, two double panelled radiators, TV point, power points, carpet

Kitchen
Double glazed window to rear, fitted wall and base units with counter tops, one and a half stainless steel sink and draining board with mixer tap, eye level double oven, 5 ring gas hob, integral dishwasher, space and plumbing for appliances, single panelled radiator, power points

Second Floor Landing
Double glazed window to rear, single panelled radiator, power points. Storage cupboard with gas boiler and cylinder. Loft access to partial boarded loft.

Bedroom 1
Two double glazed windows to front, wardrobes, single panelled radiator, power points, carpet

Bedroom 2
Double glazed window to rear, single panelled radiator, power points, carpet

Bathroom
Panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, tiled flooring

Outside
Paved front driveway.

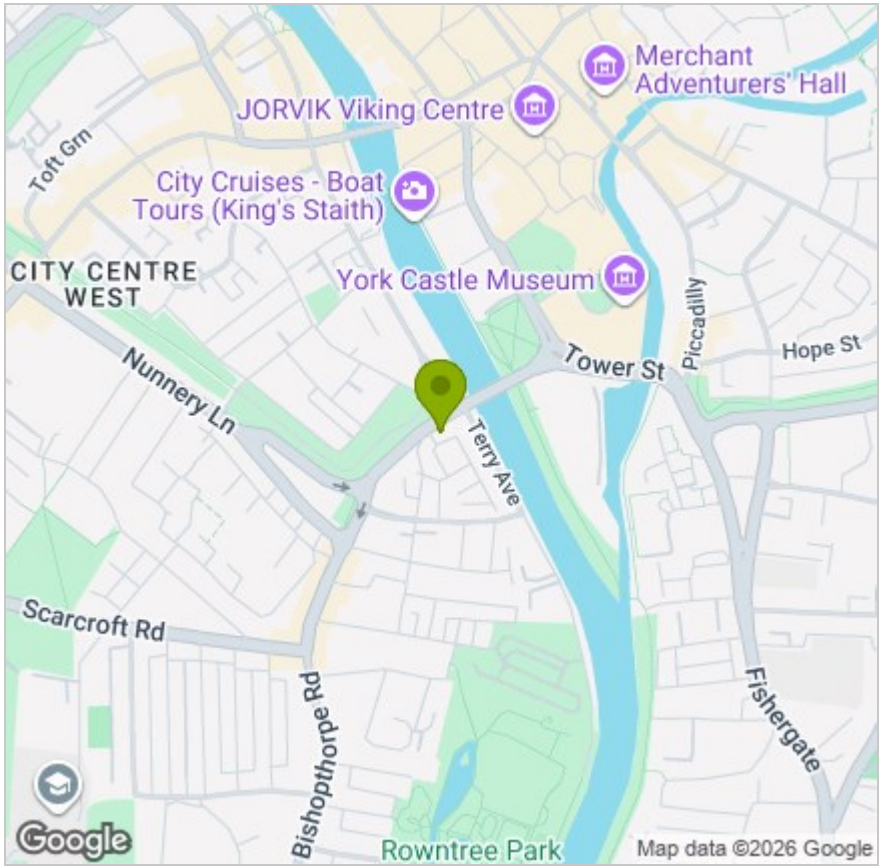
Integral Garage
Up and over door, power and lighting.

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

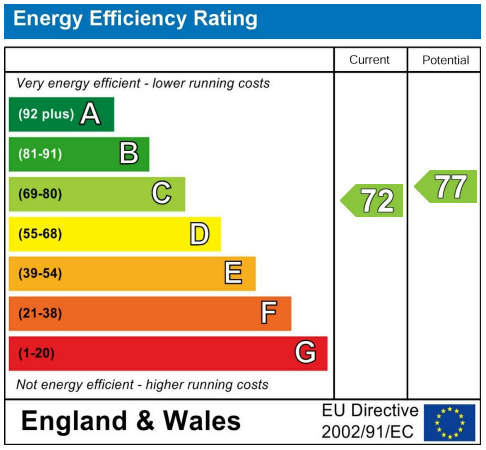
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk