

31, Postern Close, York, YO23 1JF

Guide price £580,000

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PRIME RESIDENTIAL









31 Postern Close

Delightful modern townhouse on the River front offering spacious and flexible accommodation in a highly desirable area alongside the River Ouse

Superb 3 bedroom townhouse with stunning river views, close to York city centre and the railway station, with garage, private parking and garden.

Accommodation comprises:-

Entrance hall, sitting room/dining room, sunroom, kitchen, utility, 3 bedrooms, 2 bathrooms
Garage and private off street parking
Private garden with riverfront views

DESCRIPTION

Built in 1988, Postern Close is an exclusive and hugely popular development ideally situated just outside the city walls and overlooking the River Ouse.

The property offers spacious and versatile accommodation over 3 floors with the potential for self-contained living to the ground floor if required. The well-presented accommodation extends to in excess of 1,000 square feet, in addition to which there is an integrated garage and private off-street parking.

On the first floor, there is a stunning sitting room with large sun room, both of which enjoy fabulous river views. There is a separate well-equipped kitchen with integrated appliances.

The principal bedroom is to the second floor and enjoys equally impressive views with 3 generous windows and has a useful range of fitted wardrobes. A second bedroom and house bathroom complete this floor.

To the ground floor there is a shower room and the third bedroom which could be used as an office or snug if preferred. A modern and well-equipped utility room gives access to the private riverside garden, with charming terrace and seating area.

Postern Close is ideally situated close to the city centre and Bishopthorpe Road which is a very popular area in its own right, having won the "Great British High Street of the Year" award in 2015, as well as being voted "one of the UK's coolest places to live" by The Times. The area has a well-known parade of independent shops, café-delis, bakeries, supermarkets and restaurants which host regular events and festivals. The green open spaces of Rowntree Park is also close by.

York railway station is less than a mile away and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than two hours to Kings Cross. The A64 ring road is about three miles from the city centre giving access to Leeds, the A1(M) and the wider road network.



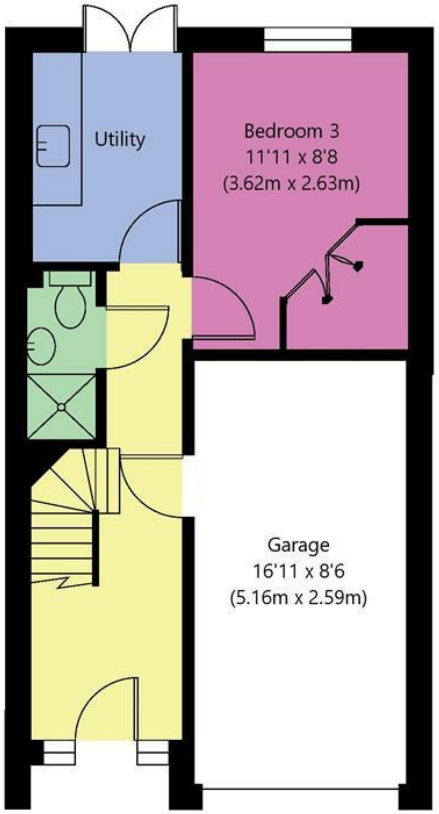
- **Attractive 3 bedroom riverside townhouse**
- **First floor sitting room with sunroom and stunning river views**
- **Potential for self contained accommodation to the ground floor if required.**
- **Near perfect central location in this sought-after riverside row**
- **Principal bedroom with 3 large windows giving uninterrupted river views**
- **2 bathrooms and a useful Utility room.**
- **Integrated garage with parking**
- **Delightful garden with elevated river views**
- **Walking distance of York city centre and the railway station**
- **Within easy reach of the many artisan amenities of 'Bishy' Road and Rowntree Park**



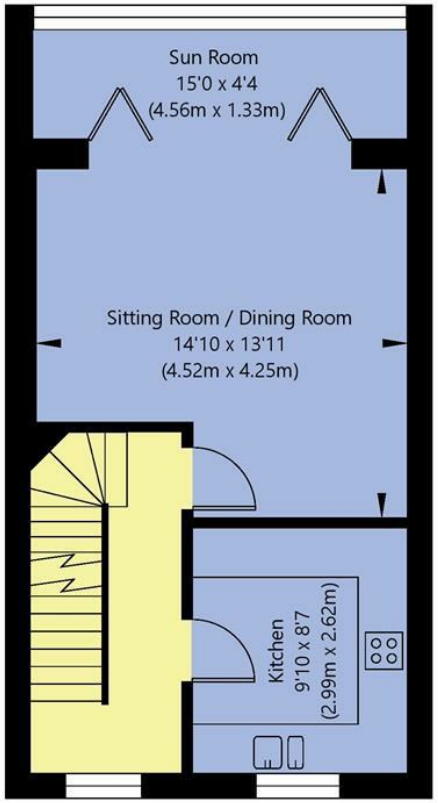


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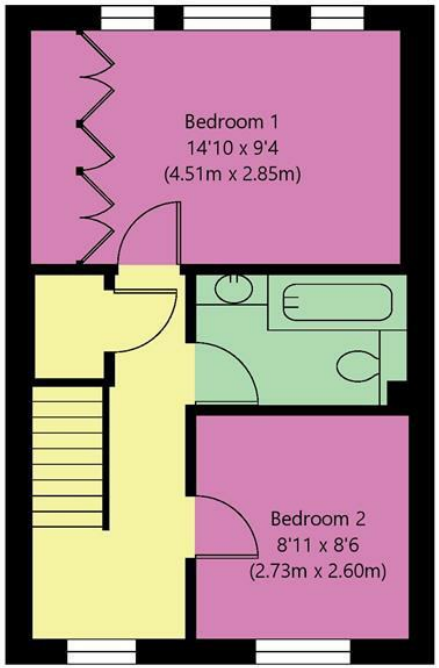
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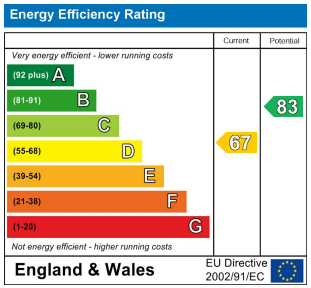
Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 275 SQ FT / 25.51 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 444 SQ FT / 41.22 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 363 SQ FT / 33.69 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1082 SQ FT / 100.42 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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