

STUDENT HOUSE



**Garden Court
Cemetery Road
York YO10 5AB**

**shared student house
three bedrooms**

**£TBA per person per week
(paid quarterly)**

12 months let from July 2010

**University of York – 0.75 mile
York St John University – 1.1 miles**

**SENSIBLE / MATURE STUDENTS /
POST GRADUATES ONLY**

strictly no smoking / no pets

Three new build properties completed in 2006 to a very high standard.

The layout of the houses differs slightly but the following broadly applies to all three.

On the ground floor are two bedrooms, one with an ensuite shower room, including toilet and washbasin. In addition there is a house bathroom including bath with shower over, toilet and washbasin and a store cupboard.

To the first floor are the third bedroom (also with an ensuite shower room, including toilet and washbasin) and the well-equipped kitchen diner which includes: built in cooker and hob, large fridge freezer, washing machine, microwave oven, toaster, kettle, pans, utensils, crockery and cutlery.

The property is heated by economy seven night storage heaters. For further comfort and security it has full double-glazing plus fire and security alarm systems.

Each property has a cycle store, which also houses a tumble dryer. There is ample off street parking.

The property and surrounding grounds are strictly non-smoking, **no all male groups, no party animals!**

Interior:

well equipped kitchen
two ensuite showers
rooms
bathroom

Exterior:

off street parking
gardens
balcony
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge / freezer
washer & dryer

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
well insulated
security alarm
fire alarm