

STUDENT HOUSE



**Clarence Street
The Groves
York YO31 7EW**

**shared student house
five bedrooms**

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

12 months let from 1 July 2009

**York St John University – 0.1 mile
University of York – 1.75 miles**

strictly no smoking / no pets

This large student house is located very close to York St John University – less than two minutes walk to the campus!

On the ground floor are two double bedrooms, a large lounge, good-sized kitchen and a wet room shower. There are two further double bedrooms on the first floor, together with a second combined shower room and toilet. Finally, on the second floor is the fifth double bedroom.

To the rear of the property is a large gravelled area with sufficient space to park eight cars and points for securing bikes.

Interior:

separate lounge
well equipped kitchen
bathroom and separate
shower room

Exterior:

off street parking
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
part double glazing
smoke detectors