

STUDENT HOUSE



**Clifton
Clifton
York YO30 6BA**

**shared student house
two bedrooms**

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

12 months let from July 2010

**York St John University – 0.8 mile
University of York – 2.2 miles**

strictly no smoking / no pets

Houses for two students are not easily found – and this is a particularly good example.

On the ground floor are the lounge, kitchen, bathroom and dining room. Note that there are two reception rooms! On the first floor are two double bedrooms. Finally there is a study room on the second floor.

The kitchen was recently replaced with modern fittings, including a halogen hob and built in oven. The bathroom was also recently renewed and a new suite fitted including an electric shower over the bath.

There is a range of local shops close by, including a late hours supermarket and pub.



Interior:

lounge
second reception room
well equipped kitchen
bathroom with shower

Exterior:

off street parking
secure bike storage

Kitchen:

halogen hob
built in oven
fridge freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
smoke detectors
security alarm

