

**STUDENT HOUSE**



**Cycle Street  
Hull Road  
York YO10 3LJ**

**shared student house  
three bedrooms**

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

**12 months let from 11 July 2009**

**University of York – 0.5 mile  
York St John University – 2 miles**

**strictly no smoking / no pets**

This terraced house, located close to the University of York in a quiet cul-de-sac, is well-maintained and has recently been fully modernised.

The accommodation comprises a lounge, bedroom, kitchen and bathroom with shower over the bath on the ground floor. To the first floor are two double bedrooms. All the bedrooms have television aerial points.

The kitchen includes a fridge, freezer, full sized cooker, microwave oven, washing machine and tumble dryer.

For comfort the property is provided with gas central heating and full double-glazing. The property is protected by a security alarm. The central heating and hot water system is covered by a maintenance contract.

There are television aerial points in each bedroom and a wireless router for internet access is provided, but the tenants must pay for access and no technical support is offered!

Outside there is an enclosed yard to the rear, with secure storage for bikes and a patio area and unrestricted on street parking. There is a Somerfield supermarket only a short distance away.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower  
over bath

**Exterior:**

secure bike storage  
on street parking  
(without restrictions)

**Kitchen:**

full sized cooker  
microwave oven  
fridge & freezer  
washer & dryer

**Entertainment:**

television aerial  
points in bedrooms  
wireless internet  
router provided  
(tenants pay for access)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors  
security alarm