

**STUDENT HOUSE**



**Frances Street  
Fulford Road  
York YO10 4DW**

**shared student house  
three bedrooms**

**£64 per person per week  
(paid quarterly)**

**12 months let from 4 July 2009**

**University of York – 1 mile  
York St John University – 1.5 miles**

**strictly no smoking / no pets**

A three bedroomed Victorian terraced house ideally located for students of the University of York, being half way between the campus and city centre, and also suitable for Law College students via Millennium Bridge.

On the ground floor is a large through lounge and very long galley kitchen. There are three bedrooms and the bathroom on the upper floors. No downstairs bedrooms means more communal space!

Equipment provided in the kitchen includes: built in gas hob, electric oven, fridge and separate freezer, microwave oven and washing machine. The bathroom has a full suite with shower over bath, washbasin and toilet. Each bedroom is equipped with a bed, wardrobe, desk and chair.

Outside to the rear is a secure yard with storage for bikes and to the front on street parking without restrictions.

The property is located close to the local shops on Fulford Road, which include a late hours local branch of Sainsbury's at Jacksons, newsagent and pubs. Branches of Aldi and Iceland are also within walking distance. Fulford Road is on a bus route well served by the "park and ride" services. Alternatively, there is a riverside walk into the city centre.



**Interior:**

separate lounge  
well equipped kitchen  
first floor bathroom  
(with bath and shower)



**Exterior:**

secure bike storage  
on street parking  
(without restrictions)

**Kitchen:**

full sized cooker  
microwave oven  
fridge freezer  
washing machine



**Entertainment:**

broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors