

STUDENT HOUSE



**Garnet Terrace
Leeman Road
York YO26 4XX**

**shared student house
two bedrooms**

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

12 months let from 1 July 2010

**University of York – 3 miles
York St John University – 1.5 miles**

strictly no smoking / no pets

A Victorian end terraced house providing spacious two bedroomed house that could easily be offered as three bedroomed accommodation.

To the ground floor is a large through lounge diner, which was originally two rooms, now converted to a large single reception room. To the rear is the kitchen equipped with a fridge, freezer and washing machine.

The first floor are two double sized bedrooms and the bathroom.

All windows are fully double-glazed and a new central heating system was fitted in 2006.

Outside is a spacious secure rear yard and plenty of space to park cars on the street.

Interior:

large separate lounge
well equipped kitchen
bathroom and separate
shower room

Exterior:

on street parking
gardens
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
smoke detectors