

STUDENT HOUSE



**Garth Terrace
Burton Stone Lane
York YO10 6DU**

**shared student house
five bedrooms**

**£65 per person per week
(paid monthly)**

12 months let from 1 July 2009

**York St John University – 0.75 mile
University of York – 2.5 miles**

strictly no smoking / no pets

A five double bed roomed mid terrace house off Burton Stone Lane, Clifton. The location makes it particularly suitable for students of York St John College, York District Hospital or The University of York's King's Manor site, all of which are **within 3/4 of a mile**. The University of York's main Heslington campus is about 2.5 miles away. Close to local shops, takeaways, pub and bus routes.

The accommodation comprises a double bedroom, lounge, large kitchen and bathroom with shower and toilet on the ground floor. On the first floor are two more double bedrooms, a large single bedroom and a second bathroom with toilet. Finally, on the second floor is a double bedroom.

The kitchen is well equipped with modern white units and contrasting dark worktops. The equipment provided includes built in stainless steel oven and hob, Bosch fridge freezer and washing machine.

Other features and facilities include part double glazing, gas central heating, satellite television, smoke detectors.

Outside there is an enclosed rear yard suitable for storage of bicycles and ample street parking to the front of the property.

This property is located behind York District Hospital, so when walking to York St John the distance is slightly longer to that from the City Residence accommodation site. Also, it is very close to the local shops on Burton Stone Lane, which include a pub, takeaways and a late hours local branch of Sainsbury's with a cash point.

Interior:

separate lounge
well equipped kitchen
two bathrooms

Exterior:

on street parking (no restrictions)
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

satellite television *
broadband internet access *
* (tenants pay)

Comfort & safety:

gas central heating
part double glazing
smoke detectors