

STUDENT HOUSE



**Heworth Road
Heworth
York YO31 0AD**

**shared student house
three bedrooms**

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

12 months let from 1 August 2010

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

strictly no smoking / no pets

A fully furnished three bedroomed cottage style house located within walking distance of the city centre.

Accommodation comprises: lounge, kitchen diner, bathroom, separate second toilet, two double bedrooms and a single bedroom.

The kitchen has modern units and is well equipped including cooker, frost free fridge / freezer, washing machine and several smaller appliances.

The property has gas central heating and part double-glazing and outside is an easily maintained enclosed garden with off street parking for one car.

The house is located within easy reach of both the Monk's Cross shopping estate and the outer ring road and close to bus routes and local facilities including late hours supermarket, newsagent, pubs, fish & chip shop, hairdresser and bank.

The rent is one times the lowest rate stated above, one times the highest rate stated above and one times the average of the two rates stated above.



Interior:

separate lounge
well equipped kitchen
bathroom and second
toilet

Exterior:

off road parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
part double glazing
smoke detectors