

ONE BEDROOMED FLAT



**Howard Street
Fishergate
York YO10 4BQ**

**student flat
one bedroom**

**£640 per month
(paid monthly)
(including water rates)**

12 months let from 5 July 2009

**University of York – 1 mile
York St John University – 1.4 miles**

strictly no smoking / no pets

This one bedroom furnished flat has recently had a £13,000 renovation.

Accommodation comprises bedroom with double bed, wardrobe, drawers, spacious lounge recently replaced kitchen and recently replaced bathroom.

The kitchen has a tiled floor, pale units with contrasting dark worktops, a ceramic glass hob, built in oven, large fridge freezer, silver/grey washer dryer and silver/grey dishwasher.

The bathroom has matching floor tiles and a white suite, with a shower over the bath.

The flat has gas central heating with up to date condensing combination boiler, double-glazed windows, security alarm, fire alarm, security keys and intercom system to the front door.

On street car parking controlled by residents' permits.

Range of local shops and facilities nearby including local Sainsbury's late hours convenience store, Aldi and Iceland supermarkets, bakery, independent health food shop, takeaways, dentist and hairdresser.

Situated less than ten five minutes walk from the city centre and within easy reach of the ring road (A19 Selby or A1079 Hull junctions) and University of York, this is ideally located for a wide range of individuals.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

residents' parking
bike storage

Kitchen:

ceramic hob
built in oven
fridge freezer
washer dryer
dishwasher

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
door intercom system
security alarm
smoke alarm