

STUDENT HOUSE

**Hull Road
York YO10 3LD**

**shared student house
six bedrooms**

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

12 months let from July 2010

**University of York – 0.7 mile
York St John University – 2.3 miles**

strictly no smoking / no pets



This semi-detached property has been finished to a high specification by the landlord and a viewing is highly recommended.

On the ground floor there the lounge, kitchen and two double bedrooms. The first floor has three double rooms, a bathroom, a shower room and a separate toilet room. Finally, the second floor has a bedroom with en-suite facilities of a bath, washbasin, and toilet.

The lounge is equipped with breakfast bar, leather sofas and flat screen television. The kitchen has a gas hob, electric oven, fridge/freezer and a washing machine.

All bedrooms have modern wardrobes, chest of drawers, desks and washbasins. The flooring to the bedrooms is carpeting and the decor is neutral.

The house is fully double-glazed. Hot water is provided from a pressurised system with a hot water tank, which is an important advantage for the number of occupants.

The house is within walking distance to the University of York and is on a main bus route into the city. To the front of the property is off street parking for at least three cars, with further parking on street. To the rear of the property there is a secure brick built bike shed and a patio area.



Interior:

separate lounge
well equipped kitchen
bathroom
shower room
six double rooms

Exterior:

off street parking
patio area
secure bike storage

Kitchen:

full sized cooker
fridge freezer
washing machine

Entertainment:

flat screen television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
double glazing
smoke detectors