

**STUDENT HOUSE**



**Lawrence Street  
Hull Road  
York YO10 3BX**

**shared student house  
five bedrooms**

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

**12 months let from 4 July 2010**

**University of York – 0.75 mile  
York St John University – 1 mile**

**strictly no smoking / no pets**

This property is ideally located half way between the University of York and the city centre and is only a mile from York St John University, making it suitable for students of either.

To the ground floor are the lounge, kitchen and one double bedroom. On the first floor are two further double sized bedrooms, a single bedroom and a bathroom, with a shower over the bath. The fifth bedroom, again a double, is on the second floor.

Most windows are double-glazed and the property has full gas central heating.

A yard to the rear gives storage for bikes and off road parking for one car. In addition there is parking in front of the property controlled by residents' permits. The University of York, city centre and York St John's are all within walking distance.

The property was improved in summer 2006, with a fire alarm system, new bathroom and redecoration.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower

**Exterior:**

off street parking  
residents' parking  
secure bike storage

**Kitchen:**

full sized cooker  
microwave oven  
fridge and freezer  
washing machine

**Entertainment:**

broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
part double glazing  
smoke detectors