

STUDENT HOUSE



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

**shared student house
five bedrooms**

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

12 months let from 4 July 2010

**University of York – 0.5 mile
York St John University – 1.25 miles**

strictly no smoking / no pets

This five bedroom property is less than ten minutes walk of the University of York campus, and within a similar walking distance of York city centre.

On the ground floor there is a large communal living room, sunroom and galley kitchen. In addition there is a ground floor annex with two bedrooms and a shower room. On the first floor are three double bedrooms and the main bathroom, which includes a full suite comprising a bath (with shower over), washbasin and toilet.

The lounge is furnished with sofas and chair, the sunroom had a dining table and chairs. The gallery kitchen is equipped with a oven, hob, fridge freezer and washing machine.

There is on street parking at the front of the property and at the rear of the property storage for bikes. The garden at the rear of property is good sized, and the front of property has a small garden.

Local amenities close to the property include four takeaways, public houses, hairdresser, late night convenience store, supermarket and launderette, all within walking distance.

Interior:

separate lounge
well kitchen kitchen
bathroom with shower

Exterior:

garage
gardens
bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
smoke detectors
double glazing