

STUDENT HOUSE

**Newland Park Drive
Hull Road
York YO10 3HR**

**shared student house
seven bedrooms**

**£77 per person per week
(paid quarterly)**

12 months let from 1 July 2009

**University of York – 0.5 mile
York St John University – 2 miles**

strictly no smoking / no pets



Only five minutes walk from the university, this property is in ideally located for students of the University of York and has been renovated to a very high standard by the landlord.

The ground floor has three double bedrooms, a single bedroom, kitchen / lounge, a shower room with electric shower, toilet and washbasin and a separate toilet room. On the first floor there are a further three double bedrooms, a family bathroom including a bath with shower over, toilet and washbasin.

The gallery kitchen is fully fitted with modern beech units, washer dryer, large fridge freezer, gas hob and oven, and breakfast bar with high stools. The lounge area has leather sofas, and a wall mounted flat screen television. In addition there are French doors leading out to a garden maintained by the landlords.

All bedrooms have modern furniture including bed, chest of drawer, wardrobe or hanging space, bedside tables and desks. The house is decorated throughout neutrally, with laminate flooring to the communal areas and carpeting to the bedrooms.

To the front of the property is a secure bike store and also off-street parking for three cars. There is gas central heating throughout and also double glazed windows and doors for comfort.

The local amenities include a Somerfield supermarket, an additional late night supermarket, four takeaways, launderette, garage and a public house. The property is within walking distance of the city centre, alternatively the number 4 route with buses running to the city centre every ten minutes is very close by.

Interior:

well equipped kitchen
bathroom
separate room
third toilet

Exterior:

off street parking
maintained gardens
secure bike storage

Kitchen:

built in oven and hob
fridge freezer
washing machine

Entertainment:

flat screen
television
broadband internet
ACCESS (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors