

STUDENT HOUSE



**Pinsent Court
Heworth
York YO31 8SY**

**shared student house
five bedrooms**

**£66 per person per week
(paid quarterly)**

12 months let from 1 July 2009

**York St John University – 1 mile
University of York - 2 miles**

strictly no smoking / no pets

This area is one of the closest for new build houses to York St John.

An extremely comfortable five bedroomed detached house a short walk from the Nestle factory. The location, an extremely quiet residential area, makes it suitable for students of the York St John.

The ground floor comprises an entrance hall, lounge, fully equipped kitchen / diner, single bedroom and toilet. On the first floor there are three double bedrooms, a single bedroom and a bathroom with full suite. One bedroom is ensuite with a shower, toilet and washbasin.

The kitchen includes freezer, full sized cooker, microwave oven, washer and dryer. Other facilities include a gas central heating system that also provides hot water, full double glazing and smoke detectors.

Outside there is an enclosed rear garden, front garden, garage for secure storage of bikes and off street parking for three cars to the front of the property.

Do not underestimate the comfort benefits of modern buildings. The superior insulation standards and full double-glazing gives this property an advantage over most accommodation available near to York St John.

Interior:

separate lounge
well equipped kitchen
bathroom and separate
shower room

Exterior:

off road parking
gardens
garage for bikes

Kitchen:

full sized cooker
microwave oven
fridge freezer
washer and dryer

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors
security alarm

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Pinsent Court - floorplan

