

**STUDENT HOUSE**



**Siward Street  
Hull Road  
York YO10 3LW**

**shared student house  
six bedrooms**

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

**12 months let from July 2010**

**University of York – 0.6 mile  
York St John University – 1.6 miles**

**strictly no smoking / no pets**

This six bedroom terrace property is located within walking distance of the University of York in a popular residential area, close to local amenities.

On the ground floor there are two bedrooms one with an en-suite shower room. There are a further three bedrooms on the first floor along with the communal bathroom which has a bath, shower, toilet and washbasin. On the third floor there is single en-suite room with a bath. All bedrooms have wardrobes, chest of drawers, beds, and desks, they are all neutrally decorated with carpeting.

There is a large communal lounge / kitchen which is fully fitted with a gas range, fridge freezer, washing machine, and breakfast bar. A flat screen television is also provided.

This property is double glazed, with central heating. Most of the communal areas have laminated flooring. There are doors leading from the kitchen into the patio area at the rear of the property, which also has secure storage for bikes and there is on street parking for cars, with no permit required.

There is a supermarket within a two minutes walk and within a one quarter of a mile is a parade of local shops including takeaways and a chemist.

**Interior:**

lounge / diner  
well equipped kitchen  
bathroom with bath and  
shower

**Exterior:**

on street parking  
(without restrictions)  
patio area  
secure bike storage

**Kitchen:**

full sized cooker  
microwave oven  
fridge freezer  
washing machine

**Entertainment:**

flat screen television  
broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors