

**STUDENT HOUSE**



**Sutherland Street  
South Bank  
York YO23 1HG**

**shared student house  
three bedrooms**

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

**11½ months let from 18 July 2009**

**York St John University – 1.5 miles  
University of York – 1.8 miles**

**non smokers preferred / no pets**

This well maintained terraced house is located in a popular residential area near to York Racecourse and within easy commuting distance of both educational establishments. The city centre is about ten minutes walk, and University of York ten minutes by bike over Millennium Bridge. Alternatively, regular buses are available from nearby.

The accommodation comprises a good-sized communal lounge, kitchen, bathroom and three double sized bedrooms.

The kitchen is equipped with a full range of appliances including cooker, washing machine, fridge and freezer. In addition crockery, cutlery and many extras are provided. The bathroom with has a shower over the bath, wash basin and toilet.

Each bedroom is supplied with bed, wardrobe, chest of drawers, desk and chair.

Outside there is a low maintenance rear courtyard and a brick built shed for secure storage of bikes. There is ample on street parking without need for permits.

For comfort and safety there is a gas central heating system providing hot water, all windows are double glazed, smoke detectors, fire extinguishers and a fire blanket in the kitchen.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower

**Exterior:**

secure bike storage  
on street parking  
without restrictions

**Kitchen:**

full sized cooker  
fridge & freezer  
washing machine

**Entertainment:**

broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
double glazing  
smoke detectors