

**Bad Bargain Lane
Heworth
York YO31 0QZ**

**shared student house
individual bedrooms
ROOMS LEFT**

**£65 per person per week
(paid monthly or quarterly)**

available from now, July or October 2012

**University of York – 1 mile
York St John University – 1.5 miles**

strictly no smoking / no pets



Four double bedrooms. Recently modernised. Lots of natural light.

An exceptional property that has been modernised.

The accommodation on the ground floor comprises a double bedroom, lounge and kitchen. On the first floor are three double bedrooms and a bathroom with shower over the bath, toilet and washbasin.

All the bedrooms are fitted with modern furniture. The facilities include a full sized cooker, fridge freezer and washing machine.

The property is fully double-glazed and has a modern gas central heating system providing instant hot water.

There are two late hours supermarkets within walking distance, plus other facilities including, cash point, chemist, bakers, hairdresser and pubs. Bus to city centre every 10 minutes.

To the exterior are front and rear gardens maintained by the landlord, unrestricted on street parking and a coalhouse for secure storage of bikes.

There is a similar property within 100 metres and the pair may be of interest to a group of eight.

Interior:

separate lounge / diner
well equipped kitchen
bathroom with shower

Exterior:

on street parking
(no restrictions)
maintained gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

television
broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors

E&OE 251 (1) / 2012

STUDENT HOUSE

**Bad Bargain Lane
Heworth
York YO31 0QZ**

**shared student house
four bedrooms**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	