

APYork.com
STUDENT HOUSE



**Cycle Street
Hull Road
York YO10 3LJ**

studio flat

**£TBA per week
(paid quarterly)**

12 months let from 30 June 2013

**University of York – 0.9 mile
York St John University – 1.6 miles**

strictly no smoking / no pets

Double bed studio accommodation, best suited to single occupation.

This modern studio flat is located on a quiet cul-de-sac to the rear of the main property, which is also let to students.

The flat comprises the main bed sitting room with kitchen area. The furnishings include a double sofa bed, fully fitted white kitchen units, fridge freezer and washing machine. The flooring is modern black laminate.

There is in built in storage to the living area and also a desk area. In addition there is a shower room with washbasin and toilet.

For comfort and safety the property is fully doubled glazed and benefits from gas central heating.

To the rear of the property there is a small patio area, which is private from the facilities for the main house.

The flat is close to a main bus route and within walking distance of York University. There is on street parking within the cul-de-sac. There is a large supermarket very close, plus other shopping facilities and a public house within a short walk.

This property is more ideal for a single occupant, but has been let to couples.

Pictures follow.

Interior:

Bed / settee
shower room

Exterior:

on street parking
patio area
outside store

Kitchen:

full sized cooker
fridge freezer
washing machine

Entertainment:

flat screen television

Comfort & safety:

electric heating
full double glazing
smoke detectors

E&OE 372 (1) / 2013

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	