

**Hull Road
York YO10 3LD**

studio flat

**£TBA per week
(paid quarterly)**

12 months let from 30 June 2013

**University of York – 0.7 mile
York St John University – 2.3 miles**

strictly no smoking / no pets



Double bed studio accommodation, best suited to single occupation.

The accommodation comprises a large studio room comprising a combined kitchen, lounge and bedroom, plus a separate shower room. The furnishings include a double sofa bed, fully fitted kitchen units, fridge freezer and washing machine. The flooring is modern light wood laminate.

A wall mounted flat screen is included with the furnishings and facilities, which include the normal drawers and studying facilities.

In addition there is a shower room with washbasin and toilet.

For comfort the property is fully doubled glazed.

Outside there is on street parking for cars, secure storage for bikes and shared gardens which are maintained by the landlords.

This property is more ideal for a single occupant, but could be let to couples.

Interior:

well equipped kitchen
shower room

Exterior:

off street parking
gardens
secure bike storage

Kitchen:

full sized cooker
fridge / freezer
washing / dryer

Entertainment:

flat screen television
broadband internet
access (tenants pay)

Comfort & safety:

electric heating
full double glazing
smoke detectors