

**Sadberge Court
Osbalwick
York YO10 3DB**

studio flat

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

12 months let from 30 June 2013

**University of York – 0.6 mile
York St John University – 2 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 area, separate shower room and kitchen / lounge area. The furnishings include a sofa, fully fitted maple kitchen units, built in oven and hob, 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.

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:

separate bedroom
area
well equipped kitchen
shower room

Exterior:

off street parking
maintained gardens
secure bike storage

Kitchen:

full sized cooker
fridge / freezer
washing machine

Entertainment:

flat screen television

Comfort & safety:

electric heating
full double glazing
smoke detectors

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STUDENT HOUSE