



**Tang Hall Lane
Hull Road
York YO10 3SD**

**shared student house
individual bedrooms
NO ROOMS LEFT**

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

available from July 2012

**University of York – 0.75 mile
York St John University – 1.75 miles**

strictly no smoking / no pets

Bedrooms: three double, one single. Close to local shops. Energy efficient.

This four bedroom house only a short distance from the University of York is rare, being one of the closest new builds offered at such a competitive rent.

The accommodation comprises a double bedroom, lounge/diner and kitchen on the ground floor. Upstairs are three more bedrooms and the bathroom.

The kitchen is equipped with a built in oven and hob, microwave oven, fridge freezer, washer/dryer and dishwasher.

The bathroom has been recently modernised and is fully tiled with a modern suite including a "P" shaped bath (with shower over), toilet and washbasin.

The property has gas central heating, double-glazing, security alarm and smoke detectors.

Outside there is a garage for secure storage of bikes and off street parking to the rear of the property for two cars. The landlords maintain the gardens.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within 100 metres and a sports centre nearby. Buses to the city centre every ten minutes.

Excellent value for money and worth viewing.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

off street parking
gardens

Kitchen:

full sized cooker
microwave oven
fridges & freezer
washer dryer
dishwasher

Entertainment:

television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double-glazing
smoke detectors
security alarm

E&OE 411(1) / 2012

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four bedrooms**

