



**Clifton  
York YO30 6BA**

**shared student house  
two bedrooms**

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

**12 months let from July 2013**

**York St John University – 0.8 mile  
University of York – 2.2 miles**

**strictly no smoking / no pets**

**Two double bedrooms. Two reception rooms, plus study.**

Houses for two students are not easily found – and this is a particularly good example.

On the ground floor are the lounge, kitchen, bathroom and dining room. Note that there are two reception rooms! On the first floor are two double bedrooms. Finally there is a study room on the second floor.

The kitchen was recently replaced with modern fittings, including a ceramic hob and built in oven. The bathroom was also recently renewed and a new suite fitted including an electric shower over the bath.

There is a range of local shops close by, including a late hours supermarket and pub.



**Interior:**

lounge  
second reception room  
well equipped kitchen  
bathroom with shower

**Exterior:**

off street parking  
secure bike storage

**Kitchen:**

ceramic hob  
built in oven  
fridge freezer  
washing machine

**Entertainment:**

broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
smoke detectors  
security alarm

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