

**STUDENT FLAT**

**East Parade  
Heworth  
York YO31 7YD**

**shared student flat  
two bedrooms**

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

**12 months let from July 2013**

**York St John University – 1.1 miles  
University of York – 1.2 miles**

**strictly no smoking / no pets**



**Two double bedrooms, large lounge, close to city centre.**

This ground floor furnished flat comprises a kitchen, lounge, two double bedrooms and a shower room.

The kitchen is complete with cooker, fridge freezer and washing machine. The lounge, pictured above, is decorated in neutral colours and supplied with a settee, together with a dining table and chairs.

Each bedroom has a double bed, wardrobe, drawers, desk and chair. The shower room has a full suite including the shower cubicle, toilet and washbasin.

The flat has a gas central heating system providing instant hot water on demand and a security alarm system.

The flat is located within walking distance of the city centre and is on a bus route.

Pictures follow.

**Interior:**

separate lounge  
well equipped kitchen  
shower room

**Exterior:**

off street parking  
secure bike storage

**Kitchen:**

full sized cooker  
fridge freezer  
washing machine

**Entertainment:**

broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
smoke detectors  
security alarm

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## STUDENT FLAT

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	