

**APYork.com**  
**STUDENT HOUSE**

**Wellington Street  
Heslington Road  
York YO31 0TY**

**shared student house  
two bedrooms**

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

**12 months let from October 2013**

**University of York – 0.75 mile  
York St John University – 1 mile**

**strictly no smoking / no pets**



**Two first floor double bedrooms. Two reception rooms. Very good location.**

This must be the best two bedroom student house in the desirable Heslington Road area, situated half way between the main University of York Campus and York City Centre.

Located on Wellington Street, this property comprises two reception rooms - a lounge and a dining room - on the ground floor with kitchen and separate utility room. Two double bedrooms and bathroom with shower over the bath are located on the first floor. Outside is a pleasant courtyard with garden furniture and patio heater.

The house has high quality wooden framed replacement double glazed windows and gas central heating. It was redecorated internally and many furnishing replaced in summer 2011, for its first student let.

Outside there is on street parking for cars, secure storage for bikes and easily maintained gardens.

There are several shops and amenities nearby on Heslington Road including late hours supermarket, greengrocer, takeaways and pubs. Buses run to the city centre and university every ten minutes (number 4 route).

Definitely a property worth viewing.

Note: the shed in the yard is not included in the rent, but the yard is secure.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower

**Exterior:**

on street parking  
sheltered rear yard  
secure bike storage

**Kitchen:**

full sized cooker  
fridge / freezer  
washing machine

**Entertainment:**

broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors

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