



STUDENT HOUSE

**Diamond Street
The Groves
York YO31 8LH**

**shared student house
three bedrooms**

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

12 months let from August 2013

**York St John University – 0.25 miles
University of York – 2 miles**

strictly no smoking / no pets



Three double bedrooms. Quiet location close to city centre

This middle terrace in the popular area of The Groves very close to York St John's University.

On the ground floor the property consists of a double bedroom, a very nice shared living room, kitchen and a bathroom with hand basin toilet and a bath with a shower over.

On the first floor the property consists of a further two large double bedrooms.

To the rear of the property there is a courtyard with a shed for safe bike storage.

For comfort the property is provided with gas central heating and full double-glazing.

Outside there is on street parking for cars and secure storage for bikes.

The city centre is within walking distance.

Within one quarter of a mile are local shops including takeaways, a seven-day late hours supermarket and bank with cash point.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

on street residents'
parking
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge / freezer
washing machine

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors

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