

STUDENT HOUSE



**Lockwood Street
The Groves
York YO31 7QY**

**shared student house
three bedrooms**

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

12 months let from 1 July 2013

**York St John University – 0.25 miles
University of York – 1.75 miles**

strictly no smoking / no pets

Three double bedrooms. Close to York St John's University and city centre. Energy efficient.

This mid terraced property is ideally located for students of York St John University, being just off Lord Mayor's Walk approximately three minutes walk from the Students' Union.

The accommodation comprises a double bedroom, kitchen / lounge and bathroom on the ground floor. On the first floor there are a further two double bedrooms.

The modern light kitchen has a black tiled floor with contrasting modern light units built in oven and hob, washing machine and many of the essentials including cooking utensils, toaster, kettle, iron, ironing board etc are provided.

The bathroom has a modern white bathroom suite, is fully tiled and has a shower over the bath.

For comfort and security the property is provided with gas central heating, double-glazed windows and a security alarm.

On street parking available controlled by residents' parking permits.

There are two local late hours supermarkets within walking distance and all the facilities of the city centre within five minutes, virtually on your doorstep.

Pictures follow.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

on street parking
secure bike storage

Kitchen:

built in oven & hob
microwave oven
fridge
washing machine

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	