



**Rose Street  
Haxby Road  
York YO31 8JE**

**shared student house  
three bedrooms**

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

**12 months let from September 2013**

**York St John University – 0.6 mile  
York District Hospital – 0.2 mile  
University of York – 2.25 miles**

**strictly no smoking / no pets**

**Bedrooms: three double (one en-suite). Close to St John's and city centre.**

This three double bedroom house has the luxury of two bathrooms making it a must for viewing!

On the ground floor are the lounge, a double bedroom, kitchen and bathroom. The first floor has two double bedrooms, one with an en-suite bathroom.

The property was renovated in 2008 when it was fitted with a new kitchen, two new bathrooms, new double glazed windows, new central heating system, rewired, provided with new carpets and redecorated throughout.

The lounge is furnished with leather settees.

Outside there is on street parking for cars (residents' permit required).

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

Two pages of pictures follow.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower  
over bath

**Exterior:**

on street parking

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	57
(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>		
(39-54) <b>E</b>	46	52
(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	