



**Thorpe Street  
Bishophorpe Road  
York YO23 1NL**

**shared student house  
three bedrooms**

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

**11 months let from August 2013**

**York St John University – 1.25 miles  
University of York – 1.75 miles**

**strictly no smoking / no pets**

**Three double bedrooms. Recently modernisation. Easy access to city centre.**

**The contract is for 11 months only which gives a saving equivalent to nearly £6 per person per week when compared to a traditional full year contract.**

This property is in a quiet location close to city centre town, with an easy route to the University of York campus over the Millennium bridge, making it an excellent choice for a group with jobs in the city or needing access to King's Manor or York District Hospital.

The accommodation comprises a double bedroom, lounge, kitchen and toilet on the ground floor. On the upper floors are the bathroom and two further double bedrooms.

The kitchen and bathroom were both replaced in 2008 and the kitchen is equipped with a built in hob and oven, frost-free fridge freezer, washer dryer, integrated dishwasher and microwave oven.

For comfort the property is partly double glazed and benefits from gas central heating. The property is protected by mains interlinked smoke detectors which comply with the latest regulations for shared rented housing.

Outside there is secure storage for bikes within a locked former coalhouse in the rear yard and on street parking for cars controlled by residents' permits.

Pictures follow.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with bath  
and shower cubicle  
second toilet

**Exterior:**

residents' parking  
secure bike storage

**Kitchen:**

built in oven and hob  
microwave oven  
frost free fridge freezer  
washer dryer  
dishwasher

**Entertainment:**

broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
part double glazing  
smoke detectors

**APYork.com**

**STUDENT HOUSE**

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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>		61
(39-54) <b>E</b>	44	
(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>		54
(21-38) <b>F</b>	38	
(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	