



**Walpole Street
The Groves
York YO31 8NN**

**shared student house
three bedrooms**

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

12 months let from July 2013

**York St John University – 0.4 mile
University of York – 2 miles**

strictly no smoking / no pets

Three double bedrooms. Recently modernised kitchen. Energy efficient.

This well presented property feels more like a family home than a student house. Backing onto York St John University's City Residence site, it is situated a short walk from campus.

The accommodation comprises a lounge, kitchen, and double bedroom to the ground floor and two double bedrooms on the first floor. The kitchen was renewed in 2010.

The kitchen is fully equipped including fridge, freezer, cooker, microwave oven and washing machine together with a supply of some smaller appliances, utensils, crockery and cutlery.

The bathroom has a shower over the bath. To the front is on street parking controlled by residents' permits.

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

Pictures follow. (Note: the lounge now has a leather suite.)

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

residents' parking
secure bike storage

Kitchen:

full sized cooker
fridge and freezer
washing machine

Entertainment:

television
broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors

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APYork.com

STUDENT HOUSE

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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	74	74
(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	69	69
(55-68) D		
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