

STUDENT HOUSE

**Cherry Wood Crescent
Fulford
York YO19 4QN**

**shared student house
four bedrooms**

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

12 months let from August 2013

**University of York – 1.3 miles
York St John University – 2.6 miles**

strictly no smoking / no pets



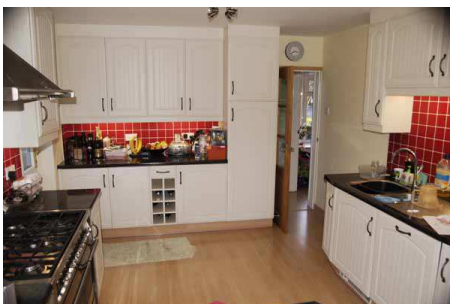
Bedrooms: three double, one single. Fantastic kitchen and lounge with very modern finish.

This property is a modern semi detached house situated within easy reach of the York outer ring road and A19 south and convenient for the University of York. The accommodation comprises a very modern kitchen, large through lounge / dining room and double bedroom on the ground floor. On the first floor are three more bedrooms (two double) and the bathroom.

The kitchen has modern cream units with contrasting dark worktops and laminate flooring. It is equipped with a six burner gas hob, oven, fridge freezer and washing machine.

For comfort the property is provided with gas central heating and full double-glazing. The boiler was replaced in 2010 so meets the latest energy efficiency standards.

Outside there is off street parking for two cars, a garage for secure storage for bikes and gardens which are maintained by the landlords.



Interior:

separate lounge / diner
well equipped kitchen
bathroom with shower

Exterior:

garage
off street parking
gardens
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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| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 70 |
| (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 | | 58 | 65 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |