



**Regent Street
Hull Road
York YO10 3DA**

**shared student house
four bedrooms**

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

12 months let from July 2013

**University of York – 0.75 mile
York St John University – 1 mile**

strictly no smoking / no pets

Bedrooms: three double, one single. Good location. Modern build. Energy efficient.

This four bedroom house is in a location favoured by students of the University of York, being just off Heslington Road and half way between campus and the city centre. Offered at a very competitive rent it is well worth viewing.

The accommodation comprises a large lounge / dining room, good-sized kitchen and bathroom on the ground floor. There are three double bedrooms and a single bedroom.

The kitchen has a full sized cooker, microwave oven, fridge freezer and washing machine.

For comfort and safety there is gas central heating with a new up to date condensing boiler installed in 2009, full double glazing and smoke detectors are fitted.

The house is located within five minutes walk of the city centre and also within walking distance of Morrisons and Netto. There are three local pubs within a few hundred metres and other local shops include a Post Office, fish and chip shop and other takeaways

In addition there are the amenities on Heslington Road comprising several shops including a late hours supermarket, greengrocer, takeaways and pub. Buses run along Heslington Road to the city centre and university every ten minutes (number 4 route).

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

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
security alarm

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