

APYork.com
STUDENT HOUSE



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

**shared student house
four bedrooms**

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

12 months let from July 2013

**York St John University – 0.6 mile
University of York – 2.25 miles**

strictly no smoking / no pets

Four double bedrooms. Recently modernised. Very close to York St John's and city centre.

A well-presented four bedroom student property that was renovated throughout in 2008 with new kitchen, new bathroom, new carpets and completely redecorated.

The accommodation comprises a double bedroom, lounge with flat screen television, kitchen and bathroom to the ground floor. On the first floor are three further double bedrooms. Brand new furniture throughout in 2008 includes a large bed, wardrobe, drawers, desk and chair for each bedroom.

The kitchen has modern white units with contrasting dark worktops and is provided with a built in oven and hob, large fridge freezer, washing machine and microwave oven. The property is fully double-glazed, and has a gas central heating system, which also provides instant hot water on demand. For safety there are mains interlinked smoke detectors in all the main rooms and a security alarm.

Outside there is on street parking controlled by residents' permits and secure storage for bikes. There is a late hours supermarket and several takeaways very close to the route to York St John's, which is only a five minute walk away. The city centre is also within easy walking distance.

Pictures follow.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

on street parking
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

flat screen television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors
security alarm

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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 | 59 | 60 |
| (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 | | |
| (39-54) E | 52 | 53 |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |