



**Tang Hall Lane  
Heworth  
York YO31 0SL**

**shared student house  
four bedrooms**

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

**12 months let from October 2013**

**University of York – 1 mile  
York St John University – 1.5 miles**

**strictly no smoking / no pets**

**Four double bedrooms. Bathroom and shower room. Dishwasher. Laminated flooring.**

An exceptional property that has recently been fully modernised.

The accommodation on the ground floor comprises a large double bedroom, lounge / dining room / kitchen, separate utility area and a bathroom with bath, toilet and washbasin.

On the first floor are two large double bedrooms, a smaller double bedroom and a shower room with toilet and washbasin. (The fourth bedroom currently has a single bed. A double can be accommodated and provided.)

All the bedrooms are fitted with modern furniture. The facilities include a large fridge freezer, cooker, microwave oven, dishwasher, washing machine and separate dryer.

The property is fully double-glazed and has a modern gas central heating system providing instant hot water. All the floors are easy to clean modern laminates.

There are two late hours supermarkets within walking distance, plus other facilities including, cash point, chemist, bakers hairdresser and pubs. Bus to city centre every 10 minutes. To the exterior are front and rear gardens maintained by the landlord and unrestricted on street parking.

There is a similar property within 100 metres and the pair may be of interest to a group of eight.

Pictures follow.

**Interior:**

separate lounge / diner  
well equipped kitchen  
bathroom and separate  
shower room

**Exterior:**

on street parking  
(no restrictions)  
maintained gardens  
secure bike storage

**Kitchen:**

full sized cooker  
microwave oven  
fridge freezer  
washer & dryer  
dishwasher

**Entertainment:**

broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors

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# STUDENT HOUSE

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