



**Tang Hall Lane  
Heworth  
York YO31 1SJ**

**shared student house  
four bedrooms**

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

**12 months let from 30 June 2013**

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

**strictly no smoking / no pets**

**Four double bedrooms. Recently modernised. Energy efficient.**

This property has always been popular as it offers four double bedrooms at a sensible price about equal distance from the University of York and the city centre. It was renovated in 2008 when the kitchen and bathroom were both replaced, new furniture supplied and redecorated throughout.

On the ground floor the property has a large bedroom, living room with leather settees and well equipped kitchen.

On the second floor there are three further double bedrooms and a modern bathroom with washbasin, toilet and bath with a shower over.

For comfort the property is fully double glazed and has gas central heating.

There is a shed outside for secure bike storage and off street parking.

Pictures follow.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower  
over

**Exterior:**

on street parking  
large garden  
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

## STUDENT HOUSE

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four bedrooms



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	