

**Tang Hall Lane  
Hull Road  
York YO10 3SD**

**shared student house  
four bedrooms**

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

**12 months let from 30 June 2013**

**University of York – 0.75 mile  
York St John University – 1.75 miles**

**strictly no smoking / no pets**



**Bedrooms: three double, one single. Close to local shops. Energy efficient.**

This four bedroom house only a short distance from the University of York is rare, being one of the closest new builds offered at such a competitive rent.

The accommodation comprises a double bedroom, lounge/diner and kitchen on the ground floor. Upstairs are three more bedrooms and the bathroom.

The kitchen is equipped with a built in oven and hob, microwave oven, fridge freezer, washer/dryer and dishwasher.

The bathroom has been recently modernised and is fully tiled with a modern suite including a "P" shaped bath (with shower over), toilet and washbasin.

The property has gas central heating, double-glazing, security alarm and smoke detectors.

Outside there is a garage for secure storage of bikes and off street parking to the rear of the property for two cars. The landlords maintain the gardens.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within 100 metres and a sports centre nearby. Buses to the city centre every ten minutes.

Excellent value for money and worth viewing. The single room is the lower price stated.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower

**Exterior:**

off street parking  
gardens

**Kitchen:**

full sized cooker  
microwave oven  
fridges & freezer  
washer dryer  
dishwasher

**Entertainment:**

television  
broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double-glazing  
smoke detectors  
security alarm

**STUDENT HOUSE**

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