



**Vyner Street  
Haxby Road  
York YO31 8HS**

**shared student house  
four bedrooms**

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

**12 months let from July 2013**

**York St John University – 0.5 mile  
York District Hospital – 0.2 mile  
University of York – 2.25 miles**

**strictly no smoking / no pets**

**Four double bedrooms. Toilet separate from bathroom.**

A spacious Victorian terraced house for four students. The position makes it particularly suitable for medical students or those attending York St John University.

On the ground floor are a large kitchen, lounge, double bedroom, bathroom with shower and separate toilet room. To the second floor are three more bedrooms.

The kitchen is fully equipped with all the major items including full sized cooker, fridge freezer and washing machine.

For comfort the property is provided with gas central heating, full double-glazing, a security alarm and smoke detectors.

The lounge is provided with a flat screen television.

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

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower

**Exterior:**

on street parking  
(residents' permits)  
secure bike storage

**Kitchen:**

full sized cooker  
fridge freezer  
washing machine

**Entertainment:**


flat screen television  
broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
security alarm

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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>	62	62
(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>	55	55
(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	