

**Pinsent Court  
Heworth  
York YO31 8SY**



**shared student house  
five bedrooms**

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

**12 months let from 30 June 2013**

**York St John University – 1 mile  
University of York - 2 miles**

**strictly no smoking / no pets**

**Bedrooms: four double, one single. Modern build, cheap bills. Quiet location.**

This area is one of the closest for new build houses to York St John University.

An extremely comfortable five bed roomed detached house a short walk from the Nestle factory. The location, an extremely quiet residential area, makes it suitable for students of the York St John.

The ground floor comprises an entrance hall, lounge, fully equipped kitchen / diner, single bedroom and toilet. On the first floor there are three double bedrooms, a single bedroom and a bathroom with full suite. One bedroom is ensuite with a shower, toilet and washbasin.

The kitchen includes freezer, full sized cooker, microwave oven, washer and dryer. Other facilities include a gas central heating system that also provides hot water, full double glazing and smoke detectors.

Outside there is an enclosed rear garden, front garden, garage for secure storage of bikes and off street parking for three cars to the front of the property.

Do not underestimate the comfort benefits of modern buildings. The superior insulation standards and full double-glazing gives this property an advantage over most accommodation available near to York St John University.

A floor plan is shown on the next page.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom and separate  
shower room

**Exterior:**

off road parking  
gardens  
garage for bikes

**Kitchen:**

full sized cooker  
microwave oven  
fridge freezer  
washer and dryer

**Entertainment:**

broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors  
security alarm

Pinsent Court - floorplan



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>	64	66
(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>	64	65
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	