



**Upper Newborough Street  
Burton Stone Lane  
York YO30 7AR**

**shared student house  
five bedrooms**

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

**12 months let from 30 June 2013**

**York St John University – 0.5 mile  
University of York – 2 miles**

**strictly no smoking / no pets**

**Five double bedrooms. Recently modernised, lots of natural light. Energy efficient.**

This property has been completely renovated recently and is offered to a group of five students wanting space with no compromise in comfort.

The accommodation comprises a double bedroom, lounge, kitchen, utility room and bathroom on the ground floor. On the first floor are three further double bedrooms and a shower room. Finally, on the second floor is the fifth double bedroom.

Everything was completely renovated in 2009. The kitchen, bathroom and shower room were modernised, the property completely redecorated and all the furnishings and carpets were replaced.

The lounge is provided with a television and DVD player. Each bedroom is provided with a double bed, wardrobe, drawers, desk and chair. In addition, each has a television aerial point.

For comfort the property has new double-glazing and a new central heating system, both of which meet the latest energy saving standards. Hot water is provided on demand by the combination boiler.

This property is located behind York District Hospital, so when walking to York St John the distance is similar to that from the City Residence accommodation site. Also, it is very close to the local shops on Burton Stone Lane, which include a late hours local branch of Sainsbury's with a cashpoint.

**Interior:**

five double bedrooms  
separate lounge  
well equipped kitchen  
bathroom and separate  
shower room

**Exterior:**

on street parking  
(without restrictions)  
secure bike storage

**Kitchen:**

built in oven & hob  
microwave oven  
fridge freezer  
washing machine

**Entertainment:**

television  
DVD player  
broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors

# STUDENT HOUSE

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