



**Bad Bargain Lane  
Tang Hall  
York YO31 0QZ**

**shared student house  
six bedrooms**

**£77 per person per week  
bills included  
(paid quarterly)**

**12 months let from 1 July 2012**

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

**strictly no smoking / no pets**

**Six double bedrooms. Modern laminate floors. Energy efficient.**

Modern and very well presented property in close proximity with the University of York.

The accommodation on the ground floor comprises a kitchen with all modern appliances, two double bedrooms, a shower room with toilet and a separate toilet. The lounge has a laminate floor and leather sofas, a modern flat screen television and french doors leading out to large garden and patio area with seating.

The first floor has four double bedrooms and a bathroom with a shower over the bath.

All bedrooms have laminate flooring, wardrobes, desks and drawers. For comfort the property is provided with gas central heating and full double-glazing.

Outside there is off street parking space for a car, further on street parking and a garage for secure bike storage.

There are two late hours supermarkets within walking distance, plus other facilities including, cash point, chemist, bakers, hairdresser and pubs. Bus to city centre every 10 minutes.

Rent includes electricity, gas, water and sewerage rates, broadband internet access and internet provider subscription. A wireless hub is provided, but the landlord does not offer any technical assistance in trouble shooting internet connections.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower

**Exterior:**

secure bike storage  
off street parking  
gardens

**Kitchen:**

full sized cooker  
microwave oven  
fridge / freezer  
washing machine

**Entertainment:**

large flat screen  
television  
broadband internet  
access (bills and  
router included)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors

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