

**Clarence Street
The Groves
York YO31 7EW**

**shared student house
six bedrooms**

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

12 months let from 1 July 2013

**York St John University – 0.1 mile
University of York – 1.75 miles**

strictly no smoking / no pets



Six double bedrooms. Off street parking. Close to York St John's / city centre. Energy efficient.

This large student house is located very close to York St John University – one minute's walk to the campus!

On the ground floor are two double bedrooms, a large lounge, a wet room shower, a good-sized kitchen with cooker, fridge freezer, washing machine and microwave oven. There are three further double bedrooms on the first floor, together with a second combined shower room and toilet. Finally, on the second floor is the sixth double bedroom.

The house is double glazed and benefits from gas central heating.

To the rear of the property is a large gravelled area with sufficient space to park four cars and points for securing bikes.

Interior:

separate lounge
well equipped kitchen
two shower rooms

Exterior:

off street parking
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
double glazing
smoke detectors

STUDENT HOUSE

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