

**Hull Road
York YO10 3LD****shared student house
six bedrooms****£TBA - £TBA per person per week
(paid quarterly)****12 months let from 30 June 2013****University of York – 0.7 mile
York St John University – 2.3 miles****strictly no smoking / no pets****Bedrooms: five double, one single. Off street parking. Energy efficient.**

A semi-detached extended six bedroom house situated within walking distance of both the original University of York campus and the Heslington East extension.

The property has been finished to a high specification by the landlord and a viewing is highly recommended.

On the ground floor there is the lounge, kitchen, two double bedrooms and a toilet. The first floor has three bedrooms, a bathroom with a separate shower and bath and a separate toilet room. Finally, the second floor has a bedroom with en-suite facilities of a bath, washbasin, and toilet.

The lounge is equipped with breakfast bar, leather sofas and flat screen television. The kitchen has a gas hob, electric oven, fridge / freezer and a washer / dryer.

All bedrooms have modern wardrobes, chest of drawers, desks and washbasins. The flooring to the bedrooms is carpeting or laminates and the decor is neutral.

The house is fully double-glazed and hot water is provided from a pressurised system with a hot water tank – an important advantage for the number of occupants.

The house is within walking distance to the University of York and is on a main bus route into the city. To the front of the property is off street parking for at least three cars, with further parking on street. To the rear of the property there is a secure bike shed and a patio area. The lower rent is for the single room.

(Note: the garage is not included in the tenancy agreement, but there is still storage for bikes.)

Interior:

separate lounge
well equipped kitchen
bathroom
six double bedrooms

Exterior:

off street parking
patio area
secure bike storage

Kitchen:

full sized cooker
fridge freezer
washer / dryer

Entertainment:

flat screen television
broadband internet
access (tenants pay)

Comfort & safety:


gas central heating
double glazing
smoke detectors

STUDENT HOUSE

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York YO10 3LD**

**shared student house
six bedrooms**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	