

**Lamel Street
Hull Road
York YO31 0TY**

**shared student house
six bedrooms**

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

12 months let from August 2013

**University of York – 0.6 mile
York St John University – 1.75 miles**

strictly no smoking / no pets



Bedrooms: five double, one large single. Large kitchen. Supermarket across the road.

Offered on the student market for the first time from 2011, this house was substantially renovated during the summer that year. The property is located in an area popular with students, a short walk from the University of York main campus.

The accommodation comprises a kitchen, utility room, lounge, conservatory, double bedroom and shower room on the ground floor. On the first floor are four more bedrooms, a shower room with toilet and a separate toilet. Finally, there is a double bedroom on the second floor with its own en-suite toilet room and separate study room.

The kitchen and utility area are equipped with two cookers, (one gas one electric), a washing machine, fridge freezer, additional freezer and two sinks. The lounge has three leather settees and a flat screen television

Outside there is on street parking and secure storage for bikes.

The city centre is within walking distance, or there are regular buses if preferred.

Local amenities close to the property include four takeaways, public houses, hairdresser, late night convenience store, supermarket and launderette, all within walking distance. A large Co-operative supermarket is literally across the road (door to door in less than a minute).

(three pages of pictures follow)

Interior:

separate lounge
well equipped kitchen
utility room
two shower rooms
four toilets

Exterior:

on street parking
secure bike storage

Kitchen:

two cookers
fridge / freezer
separate utility area
washing machine

Entertainment:

flat screen
television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
smoke detectors
full double glazing

**Lamel Street
Hull Road
York YO31 0TY**

**shared student house
six bedrooms**



**Lamel Street
Hull Road
York YO31 0TY**

**shared student house
six bedrooms**



Lamel Street
Hull Road
York YO31 0TY

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 | 73 | 73 |
| (55-68) D | | |
| (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 | 71 | 71 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |