



**Lang Avenue  
Tang Hall  
York YO10 3SB**

**shared student house  
six bedrooms**

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

**12 months let from September 2013**

**University of York – 0.7 miles  
York St John University – 1.75 miles**

**strictly no smoking / no pets**

**Six double bedrooms. Lounge and separate dining room. Bathroom and shower room.**

A spacious house in an ideal location next to local amenities, perfect for a group from the University of York seeking value for money.

On the ground floor are the kitchen, a very large shared lounge, a separate dining room and two double bedrooms. On the first floor are four double bedrooms, a bathroom with shower over the bath, toilet and wash basin and a shower room with toilet and wash basin.

The kitchen is fully equipped with a washing machine, tumble dryer, two fridge freezers and electric oven and gas hob.

For comfort the property is provided with gas central heating, security alarm and full double-glazing.

Outside there is off street parking, additional on street parking for cars and secure storage for bikes.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within 50 metres and a sports centre nearby, on route to the University of York.

Three pages of pictures follow.

**Interior:**

separate lounge  
dining room  
well equipped kitchen  
bathroom with shower  
shower room

**Exterior:**

secure bike storage

**Kitchen:**

oven and hob  
two fridge /  
freezers  
washing machine  
tumble dryer

**Entertainment:**

broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors  
security alarm

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**STUDENT HOUSE**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	