

STUDENT HOUSE

**Sandringham Street
Fishergate
York YO10 4BA**

**shared student house
six bedrooms**

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

12 months let from July 2013

**University of York – 1 mile
York St John University – 1.25 miles**

strictly no smoking / no pets

Six double bedrooms. Bathroom and shower room. Easy access to city centre.

Victorian terraced house situated within walking distance of both the University of York and York St John. Scenic riverside walk into the city centre.

Ground floor comprises entrance hall through to lounge with wood laminated floor, French doors to enclosed rear south-facing decked courtyard. Kitchen and utility room equipped with washing machine, large fridge, separate large freezer, stainless steel six-ring gas cooker, washing machine and microwave oven. Large double bedroom.

To the first floor are three further double bedrooms, and a shower room with toilet and washbasin. On the second floor are two further double bedrooms and a bathroom with bath, toilet and washbasin.

For comfort and entertainment the property is provided with gas central heating, a television, and DVD player. The property has secure storage for bikes and is protected by a burglar alarm. No single beds.

There is a range of local shops and facilities nearby including local Sainsbury's late hours convenience store, Aldi and Iceland supermarkets, bakery, independent health food shop, takeaways, dentist and hairdresser. The property is about five minutes walk from the city centre with the option of a riverside foot and cycle path and close to bus routes with buses running to the city centre, railway station, McArthur Glen retail park and University of York every ten minutes during the day. For drivers the ring road is within easy reach (A19 Selby or A1079 Hull junctions).

Interior:

separate lounge
utility room
bathroom
shower room

Exterior:

decked patio
secure bike storage
on street residents'
parking

Kitchen:

six ring cooker
microwave oven
large fridge
large freezer
washing machine

Entertainment:

television
DVD player
broadband internet
access (tenants pay)

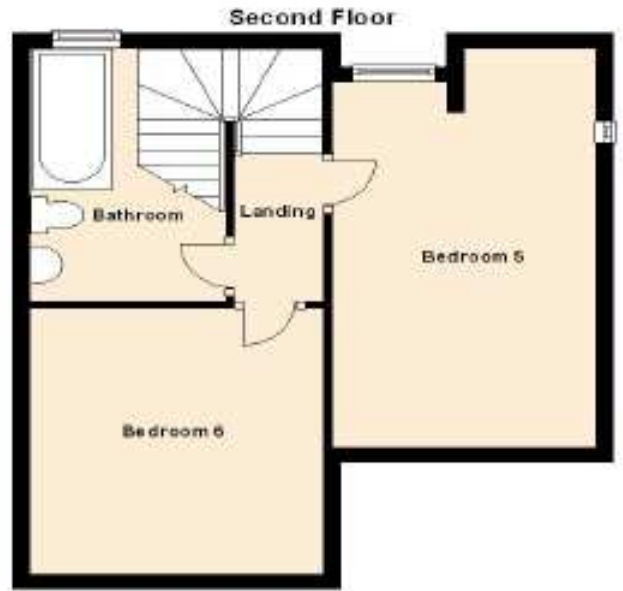
Comfort & safety:

gas central heating
security alarm

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more floor plans below



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F	32	
(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		
(55-68) D		
(39-54) E		52
(21-38) F	34	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

