

STUDENT HOUSE



**Wigginton Road
York YO31 8JQ**

**shared student house
six bedrooms**

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

12 months let from July 2013

**York St John University – 0.7 mile
University of York – 2.5 miles**

strictly no smoking / no pets

Bedrooms: five double, one single. Good shared facilities. Energy efficient.

This recently renovated property is available at a very competitive rent.

On the ground floor there is a large kitchen diner, shared lounge and a bathroom. On the first floor are two large double bedrooms, a small single bedroom, the second bathroom and separate toilet room. Finally on the top floor there are two more double bedrooms and a single room.

With no ground floor bedrooms the communal facilities are exceptional. The kitchen is very spacious and includes a built in oven, two four burner gas hobs, two fridge freezers, washer/dryer and a large dining table with seating for all the occupants. Similarly, the lounge is large enough for all the residents.

The available space is unrivalled for the rent and the property is well worth viewing.

Pictures follow.

Interior:

separate lounge
well equipped kitchen
two bathrooms
separate toilet

Exterior:

on street parking
(no restrictions)
maintained gardens

Kitchen:

built in oven
two gas hobs
two fridge freezers
washer dryer

Entertainment:

broadband
internet access
(tenants pay)


Comfort & safety:

gas central heating
double glazing
smoke detectors

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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	69	69
(55-68) D		
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