

**STUDENT HOUSE**

**Newland Park Drive  
Hull Road  
York YO10 3HR**

**shared student house  
seven bedrooms**

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

**12 months let from 30 June 2013**

**University of York – 0.5 mile  
York St John University – 2 miles**

**strictly no smoking / no pets**



**Bedrooms: five doubles, two singles. Off street parking.**

Only five minutes walk from the university, this property is ideally located for students of the University of York and has been renovated to a very high standard by the landlord.

The ground floor has three double bedrooms, a single bedroom, kitchen / lounge, a shower room with electric shower, toilet and washbasin. On the first floor there are a further three bedrooms (two double and one single), a family bathroom including a bath with shower over, toilet and washbasin and a separate toilet room.

The galley kitchen is fully fitted with modern units, washer dryer, large fridge freezer, gas hob and oven, and breakfast bar with high stools. The lounge area has leather sofas, and a wall mounted flat screen television. In addition there are French doors leading out to a garden maintained by the landlords.

All bedrooms have modern furniture including bed, chest of drawers, wardrobe or hanging space, bedside tables and desks. The house is decorated throughout neutrally, with laminate flooring to the communal areas and carpeting to the bedrooms.

To the front of the property is a secure bike store and also off-street parking for three cars. There is gas central heating throughout and also double glazed windows and doors for comfort.

The local amenities include a Cooperative supermarket, an additional late night supermarket, four takeaways, launderette, garage and a public house. The property is within walking distance of the city centre, alternatively the number 4 route with buses running to the city centre every ten minutes is very close by. The lower rent is for the single rooms.

**Interior:**

well equipped kitchen  
extended lounge  
ground floor shower  
first floor bathroom  
third toilet

**Exterior:**

off street parking  
maintained gardens  
secure bike storage

**Kitchen:**

built in oven and  
hob  
fridge freezer  
washer / dryer

**Entertainment:**

flat screen television  
broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors



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