



**Abbotsford Road
Lawrence Street
York YO10 3EE**

Ref: 516

**Shared student house
Five bedrooms**

**£75 per person per week
(paid quarterly)**

12 months let from July 2010 - 2011

**York St John University – 1.6 miles
University of York – 0.6 mile**

Strictly no smoking / no pets

Abbotsford Road is located on the Hull Road just a short walk to York University and York city centre.

It is also close to Safeway supermarket, Morrisons, several corner shops, Takeaways, Green grocers and chemist and perfectly located for the University and town centre.

The house has on/off street parking so no permits are required and has bicycle storage.

The property is a semi detached with gardens to the rear and has recently been renovated to a very high standard.

For further information or to book a viewing please call Adam on: 07787-893768 or email: mjs2802@yahoo.co.uk



Interior:

- Separate lounge
- Separate kitchen
- 1 bathroom
- 2 showers
- 2 toilets
- Includes beds

Exterior:

- Off street parking
- Secure bike storage
- Patio & garden furniture

Kitchen:

- Full sized cooker
- Washing machine

Entertainment:

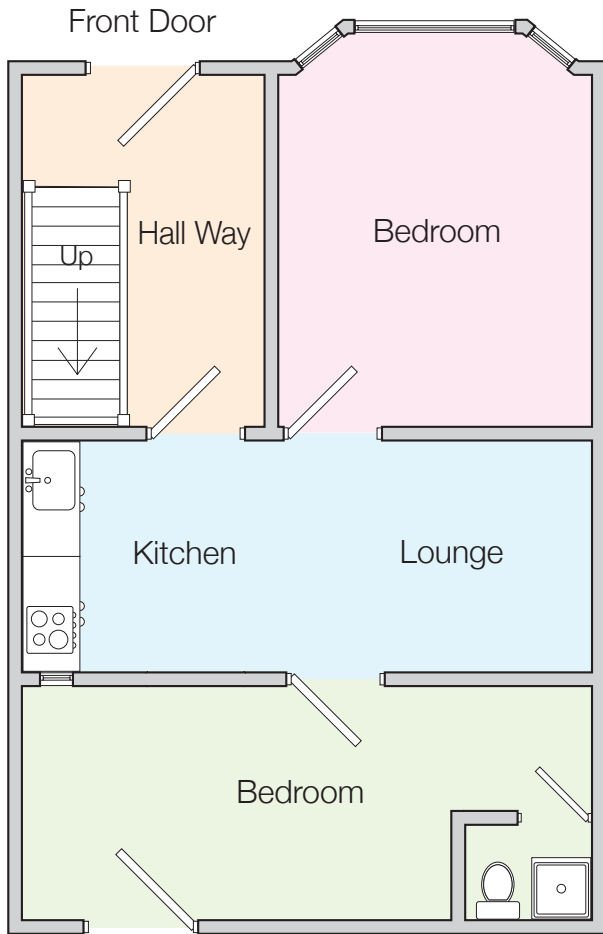
- Broadband internet* (tenants pay)
- Flat screen TV
- TV points in all rooms

Comfort & Safety:

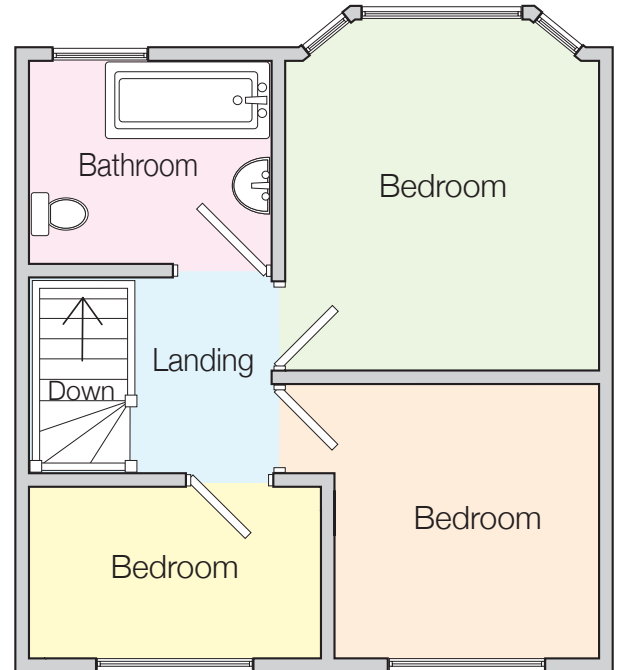
- Gas central heating
- Fully doubled glazed
- Burglar alarm
- Fire extinguishers
- Fire blanket (kitchen)
- Carbon monoxide detector
- Smoke alarms



Ground Floor Plan



First Floor Plan



Back Door