



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

Ref: 443/444

**Shared student house
Two four bedroom houses
adjacent to each other
University of York – 0.5 mile
Strictly no smoking/Pets**

A brand new refurbishment in a quiet location close to city centre and within easy walking distance of the University of York campus.

For further information to check prices, availability or to arrange a viewing please email us or text this number: 07547-537956

Brand new everything!!!!

Modern, light, spacious and C rated for energy efficiency!

The accommodation comprises:

Ground floor: double bedroom, lounge and huge dining kitchen – granite work surface, integrated cooker and stainless steel sink and appliances, fridge - freezer, washer -dryer.

First floor: three double bedrooms, bathroom with shower.

Large garden with patio (no maintenance), secure storage for bikes and off and on street parking for cars (no residents' permits as this is a private road).



Interior:

- Seperate lounge
- Well equipped kitchen
- Bathroom & shower

Exterior:

- Off street parking
- Patio
- No maintenance garden
- Bike storage

Kitchen:

- Integrated AEG cooker & sink
- Fridge freezer
- Washer & dryer
- Granite worktops

Entertainment:

- Broadband enabled* (tenants pay)

Comfort & Safety:

- Gas central heating
- Smoke detectors
- Full double glazing
- Burglar alarm