



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

**Ref: 444**

**Shared student house  
Four bedrooms**

**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.**

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).

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



**Interior:**

- Separate 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