



**Abbotsford Road  
Hull Road  
York YO10 3EE**

**Large well-appointed house in a quiet location at the end of a cul-de-sac and within walking distance of both the University of York and the city centre.**

**Ref: 544**

**Shared student house  
Five bedrooms**

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

**12 months let from July 2010**

**York St John University – 1.3 miles  
University of York – 0.6 mile  
Strictly no smoking / no pets**

Accommodation comprises four double bedrooms and one large single. Shared facilities include large kitchen / diner with built in cooker and hob, two fridges and microwave oven.

Both floors have a shower room with toilet and washbasin.

For comfort, safety and security the property is provided with gas central heating, full double-glazing and a security alarm.

To the rear of the property is a secure garden with terraced area.

Nearby, within walking distance, is a range of shops including six takeaways, post office, video hire, chemist and hairdresser.



**Interior:**

- Seperate lounge
- Well equipped kitchen
- 2 shower rooms both with toilet

**Exterior:**

- Gardens
- Off road parking
- Secure bike storage

**Kitchen:**

- Full size cooker
- Microwave oven
- Fridge
- Washing machine

**Entertainment:**

- Broadband internet access\* (tenants pay)

**Comfort & Safety:**

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