



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

Ref: 443

**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.

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).

Brand new everything!!!!

Modern, light, spacious and energy efficient!
Brand new furniture on order!

The accommodation comprises:

Ground floor: double bedroom, lounge and kitchen - large and equipped with an integrated cooker, fridge -freezer, washing machine and tumble dryer.



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 cooker
- Fridge freezer
- Washer & dryer
- Microwave oven

Entertainment:

- Broadband enabled* (tenants pay)

Comfort & Safety:

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