



AdamBennett.co.uk

## To Let

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58 Gillygate York YO31 7EQ

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

It is also close to Sainsbury 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 secure bicycle storage.

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

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

**Ref: 604**

**Shared student house  
Six 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**

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

#### Interior:

- Kitchen/lounge
- 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:

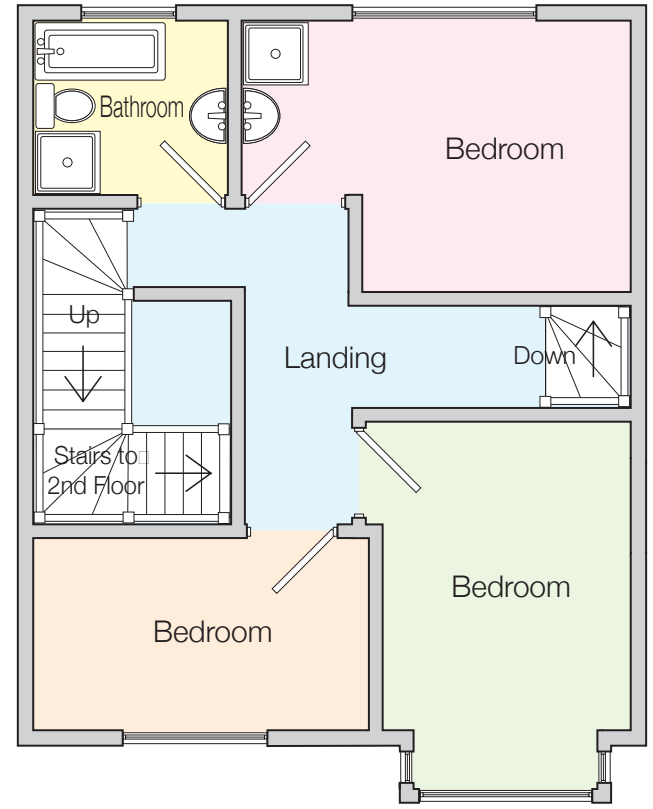
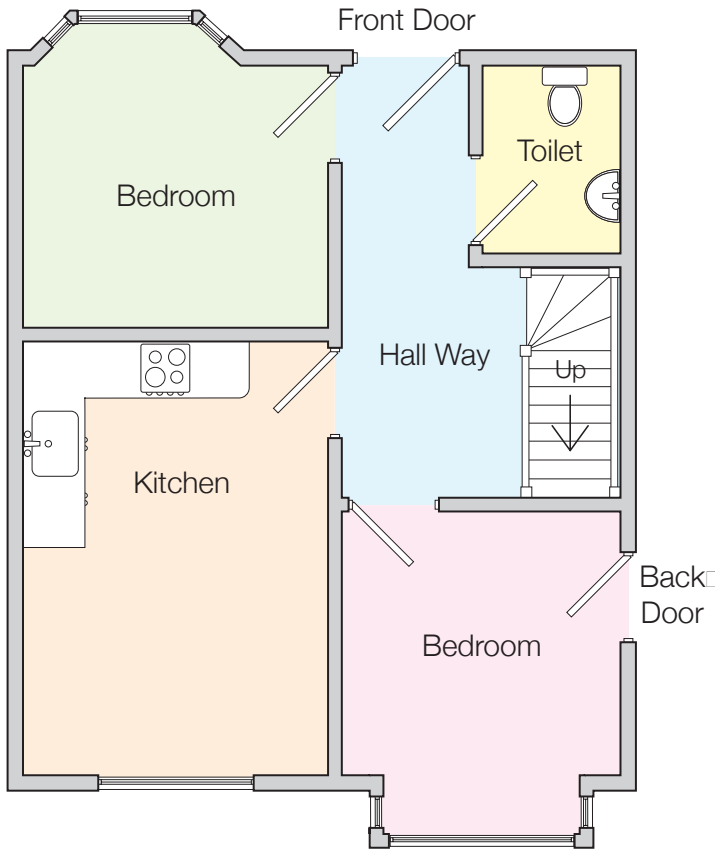
- Broadband internet\* (tenants pay)
- Flat screen TV
- TV points in all rooms

#### Comfort & Safety:

- Gas central heating
- Fully doubled glazed
- Burglar alarm
- Fire extinguishers
- Fire blanket

Ground Floor Plan

First Floor Plan



Second Floor Plan

