



**Bad Bargain Lane  
Heworth  
York YO31 0QL**

**Ref: 558**

**Shared student house  
Five bedrooms**

**York St John University – 1 mile  
University of York – 1.5 miles  
Strictly no smoking / no pets**

**This lovely spacious 5 bedroom semi in a lovely location a short walk from the university and City Centre is definately worth a visit.**

This property benefits from a communal lounge in the conservatory with two sofas, coffee table, lamps and 32" flat screen tv with freeview etc. Dining area with table, chairs and bookcase. Modern large kitchen with gas cooker, fridge, fridge freezer, dishwasher, washer and microwave etc.

Five good size rooms, all with beds, wardrobes, drawers, desk and chairs etc.

Shower room with shower, wc and washbasin. Downstairs cloakroom with wc and washbasin.

Combi boiler, gas central heating, double glazed windows throughout and cavity wall insulated. HMO licensed with hard wired smoke detectors, fire doors, fire extinguishers and emergency lighting.

Garage with tumble dryer, BBQ and good bike storage etc. Large private pebbled garden with a very sunny aspect, patio and garden furniture.

This property is close to all ammenities and Shops.

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

**Interior:**

- Conservatory
- Fitted kitchen
- Shower room & toilet
- Seperate toilet

**Exterior:**

- Parking
- Garden & patio
- Garden furniture
- Bike storage
- Garage

**Kitchen:**

- Oven
- Fridge freezer
- Microwave
- Washing machine
- Tumble dryer
- Dishwasher

**Entertainment:**

- Flat screen TV
- Freeview
- Internet (\*tenants pay)

**Comfort & Safety:**

- Gas central heating
- Double glazing
- Smoke detectors
- Fire doors
- Fire extinguishers
- Emergency lighting