



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

Ref: 485

**Shared student house
Four bedrooms**

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

This well decorated 4 bedroom property is situated only 20 minutes walk from University and comprises:

Entrance hall, Living room with leather sofa and chair, dining table and chairs, TV, coffee table.

Well equipped modern Kitchen with gas cooker, large fridge/freezer, washing machine, tumble dryer, microwave and all pots and pans.

4 Double sized rooms each furnished with bed, wardrobe, drawers, desk and chair as a minimum.
1st Floor bathroom with corner shower, wc and wash basin.

Outside there is a low maintenance garden complete with patio area and furniture and secure bike storage. On street parking to the front of the property, no permit required.

The start date is slightly flexible starting between 1st - 5th July your choice, please ask for details

Reburished in 2007. Beautifully decorated and furnished mid terrace property with pebbled gardens front and rear with garden furniture, also brick shed for bike storage and secure rear garden.

Fully double glazed with cavity wall insulation and full gas central heating. All bedrooms furnished with Ikea furniture all double rooms.

Brown leather suite in the lounge with wide screen TV and freeview and dining table and chairs. Well appointed kitchen with cooker, microwave, fridge freezer, washer and tumble dryer.

A property well worth viewing for the discerning student. Current students have been in the property since 2007 and love the house.

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

Interior:

- Furnished
- Leather suite
- Fitted kitchen
- Bathroom & toilet

Exterior:

- On street parking
- Garden & patio
- Garden furniture
- Secure bike storage

Kitchen:

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

Entertainment:

- Wide screen TV
- Freeview
- Internet (*tenants pay)

Comfort & Safety:

- Gas central heating
- Double glazing