



## Bad Bargain Lane Heworth York YO31 0QL

**Ref: 558**

**Shared student house  
Five bedrooms**

**£65 per person per week  
(paid quarterly)**

**12 Months let from 8th August 2010**

**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 definitely 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 amenities and Shops.

For further information and to arrange a viewing please call: Adam on: 07787893768 or 01904 414444

**Please mention [adambennett.co.uk](http://adambennett.co.uk) when booking viewings.**

### 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