



**A terraced house with forecourt in a quiet location. The accommodation comprises two double bedrooms and one single bedroom, lounge/diner, kitchen and bathroom with shower.**

**Equipment provided includes:**

cooker, microwave oven, fridge / freezer and a combined washer / dryer.

New kitchen to be fitted, including new floor. Fire place in downstairs bedroom to be knocked out, redecorated & new carpet fitted, 4 foot bed to replace single. New carpet & new furniture in living room. Carpet in entrance hall. Repainted throughout. New curtains.

Due to work needed, it will not be available until 1st August.

The house also includes full central heating, a security system and is wired for cable television and internet access.

Outside there is a secure rear yard with storage for bicycles.

**Interior:**

- Separate lounge
- New & well equipped kitchen
- Bathroom (with bath & shower)

**Exterior:**

- Secure bike storage

**Kitchen:**

- Full sized cooker
- Microwave oven
- Fridge freezer
- Washer dryer

**Entertainment:**

- Cable television\*
- Broadband internet access (\*tenants pay)

**Comfort & Safety:**

- Gas central heating
- Burglar alarm
- Smoke detectors

**Baker Street  
Burton Stone Lane  
York YO30 7AX**

**Ref: 309**

**Shared student house  
three bedrooms**

**Time to YDH 0.2 mi - about 6  
mins walking**

**Time to York Sj 0.4 mi - about 10  
mins walking / 5 by cycling**

**Strictly no smoking / no pets**

This property is located behind York District Hospital, so when walking to York St John the distance is similar to that from the City Residence accommodation site.

Also, it is very close to the local shops on Burton Stone Lane, which include a late hours local branch of Sainsbury's at Jacksons with a cashpoint.

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