



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

Ref: 309

**Shared student house
three bedrooms**

**£63 per person per week
(paid quarterly)**

12 months let from 1st August 2010

**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

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.

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 and to arrange a viewing please call:

Adam on: 07787893768 or 01904 414444

Please mention adambennett.co.uk when booking viewings.

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