



**Carr Lane  
Acomb  
York YO26 5HN**

**Ref: 212**

**Shared student house  
Two bedrooms  
York St John University – 2 miles  
University of York – 3 miles  
Strictly no smoking / no pets**

**The location of the flat is Carr Lane in Acomb, which is well served with buses to and from the city centre.**

To walk to the city centre takes about 20 minutes from the house.

There are cycle routes which do cut down this time. The area is well served with shops, there is a local Morrison's supermarket, most of the banks and building societies, many charity shops, scoop shop, Superdrug, Thomas the Baker, butchers and farm foods to name but a few. There is a local library and swimming baths.

We have private parking to the rear of the property and bike storage. There is a fully monitored fire alarm system.

To house is on a bus route to and from the city centre and York university and York District hospital and York St John university. Cycling to York uni takes about 15 to 20 minutes using the cycle paths. Cycling to the hospital takes between 5 to 10 minutes. YUSU also provides the magic bus which takes you back to where ever you are living in York free of charge, the bus leaves Campus at 6.30pm, 9.30pm and 11.30pm.

The 1st floor flat is very spacious and has an open plan lounge with kitchen to one side with breakfast bar. The lounge does come with a ctv. Both the bedrooms have double or king sized beds and come furnished with double wardrobes, chest of drawers, office desks and chairs. The bathroom has a shower basin and toilet. The kitchen comes with cooker, microwave, fridge freezer and washer dryer.



There is a wireless router for the house and the internet costs are split between all 6 occupants. The water and sewerage rates are included in the rent. The gas and electricity costs are shared out between the apartments and we have just had a new energy efficient central heating boiler, which is one of the most economical to run on the market, so the bills are very reasonable for the entire house, they should compare very well to the costs in a shared student house, except that you have your own front door and own facilities.

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

**Interior:**

- Separate lounges
- Well equipped kitchens

**Exterior:**

- Off street parking
- Secure bike storage

**Kitchen:**

- Full sized cooker
- Microwave oven
- Fridge freezer
- Washing machine

**Entertainment:**

- Television
- Satellite/cable television\*
- Broadband Internet access\* (tenants pay)

**Comfort & Safety:**

- Gas central heating
- Part double glazed
- Fire alarm system