



**Garden Court  
Cemetery Road  
York YO10 5AF**

**Ref: 325**  
**Shared student house**  
**Three bedrooms**  
**York St John University – 1.1 miles**  
**University of York – 0.75 mile**  
**Sensible/mature students**  
**or post graduates only**  
**Strictly no smoking / no pets**

**Three new build properties completed in 2006 to a very high standard.**

The layout of the houses differs slightly but the following broadly applies to all three.

On the ground floor are two bedrooms, one with an ensuite shower room, including toilet and washbasin.

In addition there is a house bathroom including bath with shower over, toilet and washbasin and a store cupboard.

To the first floor are the third bedroom (also with an ensuite shower room, including toilet and washbasin) and the well-equipped kitchen diner which includes: built in cooker and hob, large fridge freezer, washing machine, microwave oven, toaster, kettle, pans, utensils, crockery and cutlery.

The property is heated by economy seven night storage heaters. For further comfort and security it has full double-glazing plus fire and security alarm systems.

Each property has a cycle store, which also houses a tumble dryer. There is ample off street parking.

The property and surrounding grounds are strictly non-smoking.

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

- Interior:**
- Well equipped kitchen
  - 2 ensuite shower rooms
  - Bathroom

- Exterior:**
- Gardens
  - Off street parking
  - Balcony
  - Secure bike storage

- Kitchen:**
- Microwave oven
  - Full sized cooker
  - Fridges freezer
  - Washer & dryer

- Entertainment:**
- Broadband internet access (tenants pay)

- Comfort & Safety:**
- Night storage heating
  - Full double glazing
  - Well insulated
  - Security alarm
  - Fire alarm