



**This property is located in a quiet corner of the Groves, only a short walk from York St John University.**

**Diamond Street  
The Groves  
York YO31 8LH**

**Ref: 620**

**Shared student house  
Six bedrooms**

**York St John University – 0.4 mile  
University of York – 2 miles**

**Strictly no smoking / no pets**

The property has been recently renovated and provides four double and two single bedrooms over three floors.

In addition there is a large open plan kitchen/diner, a lounge and a bathroom which includes a shower over the bath and separate shower room with W.C.

The kitchen is equipped with a fridge freezer, additional fridge, washing machine and a dishwasher.

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

**Interior:**

- Separate lounge
- Well equipped kitchen
- Bathroom with shower

**Exterior:**

- Secure bike storage
- On street parking

**Kitchen:**

- Full sized cooker
- Washing machine
- Dish washer
- Fridge freezer

**Entertainment:**

- Broadband internet access\* (tenants pay)

**Comfort & Safety:**

- Gas central heating
- Part double glazing
- Smoke detectors