



## Farrar Street Lawrence Street York YO10 3BY

**Ref: 439**

**Shared student house  
Four bedrooms**

**York St John University – 1 mile  
University of York – 0.8 mile  
Strictly no smoking / no pets**

**Available this next academic year from Saturday 18th September, 2010; Hence a MASSIVE saving of 12 weeks rent (£792), against all other privately rented houses in York, over the summer when you don't want to be in York! This property will undergo a complete refurbishment to a high specification at the start of July, 2010. Hence internal viewing is not appropriate.**

This is a four-bedroom mid terrace (the rear of the property being totally secured) within walking distance of the University of York and York city centre.

On entry to the property via a corridor there is a double bedroom with en-suite: shower, toilet and wash basin. Further into the house via the corridor is the communal lounge which is furnished with a three-piece suite, coffee table and dining table and four chairs. There will also be a large plasma TV fitted to the wall which will have satellite connected to 'freeview' – Sky available as an extra payable by the students. From the lounge this then leads into the brand new modern fitted kitchen which will contain a washing machine, fridge freezer, electric cooker and microwave. Beyond the kitchen is the second bedroom, which has French windows leading the rear courtyard, it also with its own en-suite: shower, toilet and wash basin.

Upstairs (from the entrance corridor at the front of the house) has two large double bedrooms which have a communal (to the two upstairs bedrooms only) en-suite bathroom containing a bath with shower over, wash basin and toilet.

All the bedrooms have a bed, wardrobe, chest of drawers, and desk and are carpeted.

The property has double glazing and central heating throughout.

To the rear of the property is a paved courtyard area which is totally secure and access is via a door at the front of the property, via a corridor between the next terrace house, which is lockable from the inside! Outside there is on street parking without restrictions.

The local amenities include a Morrisons supermarket close by, a number of takeaways at the end of the street and a number of public houses on the short walk (0.5 mile) into the city centre.

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

### Interior:

- Separate lounge
- 4 double bedrooms
- All bedrooms ensuite

### Exterior:

- On street parking (without restrictions)
- Secure yard

### Kitchen:

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

### Entertainment:

- Broadband Internet access\* (tenants pay)

### Comfort & Safety:

- Gas central heating
- Smoke detectors
- Double glazing