



**Frances Street  
Fulford Road  
York YO10 4DP**

**The best 7 bedroom house I have ever seen!**

**Ref: 708**  
**Shared student house**  
**Seven bedrooms**  
**£76 per person per week**  
*(paid quarterly)*  
**12 months let from July 2010**  
**York St John University – 1.5 miles**  
**University of York – 1 mile**  
**Strictly no smoking / no pets**

A luxury Student Accomodation 10 minutes walk to the university with local shops such as Iceland, Sainsbury, Aldi close by.

Completely refurbished 09 Energy efficient home HMO registered property with full fire detection system.

Seven Good sized rooms (all double beds with built in storage).



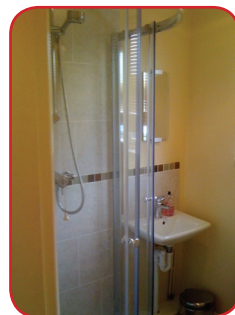
Computer data points in all rooms.

Stylishly decorated throughout.

Spacious living area with oak floor, leather suite and 40" flat screen wall mounted television.



Breakfast kitchen with new appliances including a washing machine, separate dryer, dish washer, large fridge with matching freezer, six ring

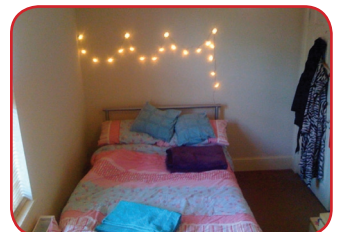


ceramic hob, double oven and microwave.

Patio doors leading to paved patio area with brick built secure bike store.

Shower room and bathroom.

WC/cloaks.



**Interior:**

- Separate lounge
- Well equipped kitchen
- Bathroom
- Shower room including beds

**Exterior:**

- Patio area
- Secure bike storage

**Kitchen:**

- Fridge & freezer
- Washing machine
- Tumble dryer
- Microwave oven
- Dish washer

**Entertainment:**

- Interent access\* (tenants pay)
- 40" Flat screen TV

**Comfort & Safety:**

- Gas central heating
- Fully doubled glazed
- Fire detection system