



**Garnet Terrace  
Leeman Road  
York YO26 4XX**

**Ref: 209**

**Shared student house  
Two bedrooms**

**£70 per person per week  
(paid quarterly)**

**12 months let from 30th June 2010**

**York St John University – 1.5 miles  
University of York – 3 miles**

**Strictly no smoking / no pets**

**A Victorian end terraced house providing spacious two bed roomed house that could easily be offered as three bed roomed accommodation.**

To the ground floor is a large through lounge diner, which was originally two rooms, now converted to a large single reception room. To the rear is the kitchen equipped with a fridge, freezer and washing machine.

The first floor are two double sized bedrooms and the bathroom.

All windows are fully double-glazed and a new central heating system was fitted in 2006.

Outside is a spacious secure rear yard and plenty of space to park cars on the street.

For further information and to arrange a viewing please call

Adam on: 07787-893768

**Interior:**

- Large separate lounge
- Well equipped kitchen
- Bathroom & separate shower room

**Exterior:**

- On street parking
- Gardens
- Secure bike storage

**Kitchen:**

- Full sized cooker
- Microwave oven
- Fridge freezer
- Washer dryer

**Entertainment:**

- Broadband internet access\* (\*tenants pay)

**Comfort & Safety:**

- Gas central heating
- Full double glazing
- Smoke detectors