



**Heslington Lane  
Fulford  
York YO10 4NA**

**Ref: 535**

**Shared student house  
Five 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/Pets**

**This property was completely modernised in 2009 to a spectacular standard and offers a fantastic opportunity for a group wanting to be close to the University of York.**

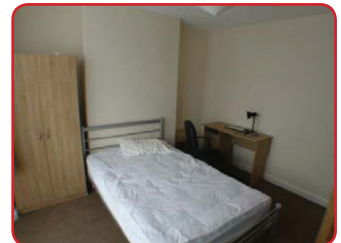
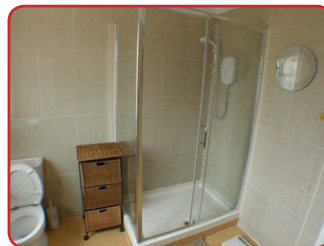
On the ground floor are two double bedrooms, a modern well-equipped kitchen and a combined lounge / diner. On the first floor are two double bedrooms, a single bedroom, and a shower room with large shower enclosure.

The kitchen includes a full sized oven, fridge freezer, second fridge, washing machine and microwave oven. The lounge is provided with leather settees and a flat screen television.

There are local shops within walking distance nearby. These include a supermarket, post office and off licence.

The lowest price applies to the single room.

Call: 01904-414444  
or 0778-7893768  
to arrange viewing



#### Interior:

- Modern kitchen
- Seperate lounge
- Shower room

#### Exterior:

- Off road parking
- Garden
- Easy to maintain
- Secure bike storage

#### Kitchen:

- Built in oven & hob
- Fridge & freezer
- Washing machine
- Microwave oven

#### Entertainment:

- Broadband Internet access\*
- (tenants pay)
- Flat screen TV

#### Comfort & Safety:

- Gas central heating
- Smoke detectors
- Double glazing