



Kensal Rise Cemetery Road York YO10 5AL

Ref: 481

**Shared student house
Four bedrooms**

**York St John University – 1.3 mile
University of York – 0.75 mile**

Strictly no smoking / no pets

Good sized house for 4 non-smoking students situated in a quiet cul de sac within 10 – 15 mins walk of UoY, cc, shops, pubs and various takeaways.

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

Outside there is off street parking to the front and at the rear there is a paved area which is ideal for that summer BBQ.

The house benefits from full double glazing, gch and wall and loft insulation. It is neutrally decorated throughout and is well maintained to all the current regulations.

The kitchen is comprised of modern teak effect units, fridge/freezer, washing machine and electric cooker. The bathroom has a white suite with shower over bath and a separate toilet. Bedrooms have double/4ft beds, wardrobes, drawers, desk, chair and book shelving.

There is also a lounge with comfy settee's.

This house is superbly adapted to meet every students criteria and with probably the best location in town!



Interior:

- Separate kitchen
- Separate lounge
- Furnished
- Bathroom
- Separate toilet

Exterior:

- Off street parking
- BBQ area

Kitchen:

- Fitted kitchen
- Fridge & freezer
- Washing machine
- Electric cooker

Entertainment:

Comfort & Safety:

- Gas central heating
- Double glazing