



## Nelson Street Groves York YO31 8NJ

**It is rare to find such a large student property so close to the city centre and York St John University.**

**An extremely large end Victorian terrace house but with a fresh modern interior.**

**Ref: 802**

**Shared student house  
Eight bedrooms**

**£65 per person per week  
(paid quarterly)**

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

**York St John University – 0.4 mile  
Time to York Sj 0.3 mile - about  
6 mins walking / 3 by cycling**

**University of York – 1.8 miles  
Time to York Uni 2.0 miles - about  
14 mins by car / 21 by cycling**

**Strictly no smoking / no pets**

All eight bedrooms are double size and have their own washbasins. There is a bathroom with shower over the bath, plus an additional shower room with second toilet.

The remainder of the accommodation comprises a large lounge / diner and a modern kitchen.

The property's facilities include gas central heating, part double glazing, satellite television, security alarm and a fire alarm system.

Outside there is off street parking for up to five cars and storage for bikes.

For further information and to arrange a viewing please call:

Vicky on: 07899 078262 or

Adam on: 07787 893768

### Interior:

- Separate lounge
- Well equipped kitchen
- Bathroom
- Second shower room

### Exterior:

- Off road parking
- Secure bike storage

### Kitchen:

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

### Entertainment:

- Sky television\*
- Internet facilities\*  
(\*tenants pay)

### Comfort & Safety:

- Gas central heating
- Part double glazing
- Smoke detectors
- Security alarm
- Security lights