



**Nicholas Street  
Lawrence Street  
York YO10 3EQ**

**Ref: 442**

**Shared student house  
Four bedrooms**

**University of York – 0.5 mile  
Strictly no smoking/Pets**

Large yard with patio furniture, secure storage for bikes and on street parking for cars (no residents' permits).

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

**A warm and cosy house in a pretty street close to city centre and within easy walking distance of the University of York campus.**

Warm, light, spacious and energy efficient!

The accommodation comprises:

**Ground floor:** double bedroom, lounge and kitchen - large and equipped with an gas cooker, 2 x fridge - freezer, washing machine and tumble dryer.

**First floor:** three bedrooms, great bathroom with shower.



**Interior:**

- Separate lounge
- Large kitchen & utility
- Bathroom & shower

**Exterior:**

- On street parking
- No maintenance yard
- Bike storage

**Kitchen:**

- Gas cooker
- Fridge freezer
- Washer & dryer
- Microwave oven

**Entertainment:**

- Broadband enabled\* (tenants pay)

**Comfort & Safety:**

- Gas central heating
- Full double glazing