



**Nicholas Gardens,
Lawrence Street
York YO10 3EX**

Ref: 214

**Shared student house
Two bedrooms**

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

Well maintained & furnished town house

Electrical safety certificate, cavity wall insulation, double glazing with K glass, dead locks on doors, enclosed garden (maintained by landlord), also use of communal “village green” to front of property.

Nicholas Gardens is a quiet residential complex, a cul de sac so no noisy through traffic.

Two fully fitted double bedrooms with desks, bathroom with bath & electric shower over.

Lounge with TV, satellite facility, a sofa bed is provided for occasional visitors and dining suite.

Lounge & both bedrooms have TV & phone points.

The modern fitted kitchen has a fridge freezer, washing machine, microwave and full sized oven and hob, all electrical appliances with plugs are PAT tested.

The property is electric storage heated, it has allocated parking & additional parking for visitors, & is situated exactly ½ mile from university, 10 minute walk from city centre, on main bus route close to supermarket, takeaways, chemist & garage.



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

Interior:

- Seperate kitchen
- Seperate lounge
- Bathroom with shower
- Fully furnished

Exterior:

- Parking + visitor
- Mature garden
- Patio & BBQ
- Village green (for residents use)

Kitchen:

- Full sized cooker
- Fridge & freezer
- Washing machine
- Microwave

Entertainment:

- TV & phone points in all rooms
- Broadband internet access* (tenants pay)

Comfort & Safety:

- Electric storage heating
- Smoke alarms
- Full double glazing
- Escape ladder