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Description

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Location

Situated just 1/4 mile from the city walls the property is in a popular residential and lettings area. The area boasts a wide range of handy local amenities including shops, public houses and is served by a frequent bus service to and from the city centre.

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

Ref: 216

Shared student house

Two bedrooms

£79 per person per week

(paid quarterly)

Available Summer 2010

Time to York Uni 0.6 miles - 12 mins walking/6 by cycling

Time to York Sj 1.1 mile - about 22 mins walking/11 by cycling

Strictly no smoking / no pets

For further information and to arrange a viewing please call Adam on:
07787-893768 or
01904 414444

**Please mention
adambennett.co.uk
when booking viewings.**



Interior:

- Separate lounge
- Kitchen
- Bathroom & toilet

Exterior:

- Rear yard
- On street parking

Kitchen:

- Full sized cooker

Entertainment:

Comfort & Safety:

- Gas central heating



Heating Type

The property has gas fired central heating with radiators.

Entrance Hall

Entrance door to hallway. Staircase rising to first floor. Door to:

Lounge

13' 10" x 8' 6" (4.22m x 2.59m) (measurements into bay window). A bay window to the front, a hot pebble gas fire with wood surround and corncicing.

Dining Room

14' 2" x 12' 0" (4.32m x 3.66m) (measurements at widest point). Glazed window to the rear.

Tiled surround and tiled floor, coved ceiling and understairs cupboard. Opening to:

Kitchen

9' 5" x 6' 2" (2.87m x 1.88m) Glazed window and door to the side. A fitted kitchen with matching base and wall units with worktops over incorporating a single sink drainer unit, gas hob, electric double oven and extractor fan. Space for washing machine, mosaic tiled splashbacks and coved ceiling.

First Floor Landing

Master Bedroom

12' 0" x 12' 0" (3.66m x 3.66m) Glazed window to the front. Coved ceiling and stripped floor boards.

Bedroom 2

11' 2" x 9' 1" (3.4m x 2.77m) Glazed window to the rear. Door to inner hall giving access to the bathroom. A mezzanine sleeping area and coved ceiling. (The mezzanine level is situated above the ceiling of the inner hall).

Bathroom/WC

9' 6" x 6' 1" (2.9m x 1.85m) Glazed window to the side. A modern white bathroom in a traditional style comprising of a bath with mixer taps and shower head over, pedestal wash-hand basin, low level WC, tiled walls and flooring and extractor fan.

Inner Hall

Access to the attic/hobby space.

Second Floor

Attic/Hobby Space

13' 9" x 10' 8" (4.19m x 3.25m) Velux window to the rear. Two eaves storage cupboards and laminate flooring.

Outside

Rear Yard

A yard with decking and gravelled areas, walled boundaries and gated access.

From the inner ring road at Walmgate Bar continue in an easterly direction along Lawrence Street through the traffic lights taking the third left hand turning opposite petrol garage into Nicholas Street where the property is situated on the left hand side.

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