



**Osbaldwick Lane  
York YO10 3AU**

**Ref: 614**

**Shared student house  
Six bedrooms**

**York St John University – 1.25 miles  
University of York – 0.65 mile**

**Strictly no smoking / no pets**

**Undergone complete renovation finished September 2009. To include new roof, loft conversion, rear extension, new UPVC double glazing windows and doors.**

New gas central heating system, complete rewire including maintained fire alarm system, fire doors throughout, fire extinguishers on all levels, newly fitted bathroom and shower room. All new furniture, beds and carpets.

Office chair and desk. Book shelves. Metal frame double bed and mattress. Mains smoke detectors and sounders. Wall mounted mirror.

Netgear 108mbs Wireless Broadband Router. *(tenants to pay for connection to service).*

Off street parking for 4 cars. Corgi Gas Safety certificate



**Ground floor:**

2 large double bedrooms. Lounge equipped with two 3 seater black leather settee's, 40" wall mounted LCD TV, DVD player. Large galley kitchen in light oak,

equipped with large stainless steel range cooker and hood. Fridge freezer and second freezer. Washer dryer, microwave, toaster and kettle. Shower room with toilet and handbasin *(mains fed shower)*

**Exterior:**

Low maintenance gravelled front garden providing parking space.

Secure brick bike store.

Large lawned garden to rear with good sized patio, maintained by the landlord.

Side and rear security PIR lighting.

Number 6 bus route to University and town stops almost opposite house.



**First floor:**

3 large double bedrooms. Bathroom with electric 10.5 Kw shower over bath. Toilet and handbasin.

**Second floor:**

Large attic room with two velux windows. All bedrooms have new Ikea double wardrobes with shelving and drawers built in.

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

**Interior:**

- Separate lounge
- Leather suite
- Bath & toilet
- Shower & toilet
- Beds & mattresses
- Wardrobes

**Exterior:**

- Off street parking
- Secure bike storage
- Patio
- Maintained garden

**Kitchen:**

- Full sized cooker
- Washer dryer
- Fridge freezer
- Seperate freezer
- Microwave

**Entertainment:**

- Broadband internet\* (tenants pay)
- 40" Flat screen TV

**Comfort & Safety:**

- Gas central heating
- Fully doubled glazed
- Smoke alarms