



**Shipton Street
Burton Stone Lane
York YO30 7AU**

Ref: 479

**Shared student house
Four bedrooms**

**York St John University – 0.5 mile
University of York – 2 miles**

Strictly no smoking / no pets

This is a well-maintained terraced house that has recently been fully modernised.

The accommodation on the ground floor comprises a double bedroom, lounge / diner, kitchen and recently renewed bathroom with shower. On the first floor are two double bedrooms and one single bedroom.

Equipment provided includes: built in oven and hob, microwave oven, built in fridge freezer and washer dryer.

For comfort the property is provided with gas central heating and full double-glazing. The lounge is provided with a flat screen television and there are television aerial points in each bedroom.

Outside there is an enclosed yard to the rear, with secure storage for bikes and unrestricted on street parking.

This property is located behind York District Hospital, so when walking to York St John the distance is similar to that from the City Residence accommodation site. Also, it is very close to the local shops on Burton Stone Lane, which include a late hours local branch of Sainsbury's with a cashpoint.

Internal photographs below.

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

Interior:

- Separate lounge
- Well equipped kitchen
- Bathroom & shower

Exterior:

- On street parking (without restrictions)
- Secure bike storage

Kitchen:

- Built in oven & hob
- Microwave oven
- Fridge freezer
- Washing dryer

Entertainment:

- Flat screen TV
- Broadband internet* access (tenants pay)
- TV points in bedrooms

Comfort & Safety:

- Gas central heating
- Full double glazing
- Smoke detectors
- Security alarm



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