



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

**Ref: 479**

**Shared student house  
Four bedrooms**

**From £64 per person per week  
(paid quarterly)**

**12 months let from July 2010**

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

**Please mention [adambennett.co.uk](http://adambennett.co.uk) when booking viewings.**

**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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