



**Stanley Street  
The Groves  
York YO31 8NW**

**Ref: 319**

**Shared student house  
Three bedrooms**

**£72 per person per week  
(paid quarterly)**

**12 months let from July 2010**

**York St John University – 0.4 mile  
University of York – 2miles  
Strictly no smoking/Pets**

**It is unusual to find a three bedroomed, terraced student house where all the bedrooms are double size.**

The accommodation comprises lounge, kitchen and one double bedroom on the ground floor. On the first floor are two further double bedrooms and a large bathroom with separate power shower cubicle on the first floor.

The kitchen is well equipped with modern white units and contrasting dark worktops. The equipment provided includes cooker, fridge freezer, and washing machine.

The bedrooms are all equipped with modern furniture.

For safety and comfort the property is fully double glazed, has gas central heating and smoke detectors fitted.

Outside there is on street parking controlled by residents' permits and secure storage for bikes.

There is a late hours supermarket, cashpoint and several takeaways very close to the route to York St John's, which is only a five-minute walk away. The city centre is also within easy walking distance.

For further information and to arrange a viewing please call Don on: 07743 360915

#### Interior:

- Well equipped kitchen
- Bathroom & shower
- Seperate lounge

#### Exterior:

- On street parking (residents permits)
- Secure bike storage

#### Kitchen:

- Full sized cooker
- Fridge freezer
- Washing machine

#### Entertainment:

- Broadband Internet access\* (tenants pay)

#### Comfort & Safety:

- Gas central heating
- Fire alarm system
- Smoke detectors