



**Sussex Road
Badger Hill
York YO10 5HX**

Ref: 317

**Shared student house
Three bedrooms**

York St John University – 2.25 miles

University of York – 0.5 mile

Strictly no smoking / No pets

A semi-detached three bedroomed house situated on this popular 1960's estate, just a few minutes walk from the University of York campus.

On the ground floor are the kitchen with walk in pantry and a 25 foot through lounge / dining room. To the first floor are the three bedrooms, bathroom with bath and shower and a separate toilet.

The kitchen is fully equipped with all the major items including full sized cooker, microwave oven, fridge freezer, washing machine and tumble dryer.

For comfort and security the property is provided with gas central heating, full double-glazing, smoke detectors in all major rooms and a security alarm.

There are gardens front and rear, which are maintained by the landlords, the rear garden is private backing onto a field.

Outside there is off street parking for a car and, if required, parking on street for other cars.

There is a parade of local shops nearby including a bakery, butcher, newsagent, chemist and hairdresser.

Note: the garage is not included.

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



Interior:

- Separate lounge
- Fully furnished
- Bathroom with shower

Exterior:

- Off road parking
- Maintained gardens
- Secure bike storage
- Patio

Kitchen:

- Full sized cooker
- Fridge freezer
- Washer
- Microwave oven
- Tumble dryer

Entertainment:

- Broadband internet* (tenants pay)

Comfort & Safety:

- Gas central heating
- Smoke detectors
- Fully double glazed
- Alarm system
- Security lighting