



**Sutherland Street
South Bank
York YO23 1HQ**

Ref: 320

**Shared student house
Two bedrooms**

**£85 per person per week
(paid quarterly)**

12 months let from July 2010

**York St John University – 1.5 miles
University of York – 2 miles
Strictly no smoking/Pets**

This well maintained terraced house is located in a popular residential area near to York Racecourse and within easy commuting distance of both educational establishments.

The city centre is about ten minutes walk, and University of York ten minutes by bike over Millennium Bridge. Alternatively, regular buses are available from nearby.

The accommodation comprises a good-sized communal lounge, modern kitchen, bathroom and three bedrooms, all with double beds.

The kitchen is equipped with a full range of appliances including cooker, washer/dryer, and fridge freezer.

The bathroom has a shower over the bath, washbasin and toilet.

Each bedroom is supplied with bed, wardrobe, chest of drawers, desk and chair.

Outside there is a low maintenance rear courtyard. There is ample on street parking without need for permits.

For comfort and safety there is a gas central heating system providing hot water, all windows are double glazed, security alarm, smoke detectors, fire extinguishers and a fire blanket in the kitchen.

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 without restrictions
- Secure bike storage

Kitchen:

- Full sized cooker
- Fridge freezer
- Washer/dryer

Entertainment:

- Broadband Internet access* (tenants pay)

Comfort & Safety:

- Gas central heating
- Smoke detectors
- Security alarm
- Double glazing