



The Stables is a 3 bedroom barn conversion, situated off the Haxby road.

Its location is just 5 minutes walk from York District Hospital and York St John Campus, and 10 minutes walk from the City Centre.

Inside the property it is modern yet has old world charm. It boasts modern levels of insulation, yet has stone flagged floors, stripped pine and old beamed ceilings.

**The Stables
Haxby Road
York YO31 8JP**

Ref: 311

**Shared student house
Three bedrooms**

**York St John University – 0.5 mile
University of York – 2.25 miles
Strictly no smoking / no pets**

The lounge has a colour television.

The kitchen has a cooker, microwave, fridge freezer and washer dryer.

All 3 bedrooms have double beds.

Parking is available for 1 car.

Entry is by phone.

Rent includes water and sewerage.

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

Interior:

- Separate lounge
- Bathroom with shower

Exterior:

- Parking for one car

Kitchen:

- Full sized cooker
- Microwave oven
- Fridge freezer
- Washing dryer

Entertainment:

- Television

Comfort & Safety:

- Gas central heating
- Fully double glazed