



**Vanburgh Drive
Badger Hill
York YO10 5HE**

Ref: 448

**Shared student house
Four double bedrooms**

**University of York – 0.6 mile
Strictly no smoking / no pets**

**This is a large semi-detached property
in a popular student area just a short
walk from the University of York.**

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

Ground floor:

Double bedroom, separate lounge, separate modern well equipped kitchen.

First floor:

Three double bedrooms, bathroom with white suite and over bath shower.

The owner intends extending the kitchen and garage areas over the summer. This will also include the installation of a second toilet and shower. The bedrooms, sitting room and bathroom will not be affected. If the work goes ahead as planned a 50% reduction will be offered during this period.

Interior:

- Separate lounge
- 4 double bedrooms
- Separate kitchen
- Bathroom & shower

Exterior:

- Off street parking
- Bike storage

Kitchen:

- Gas hob
- Electric oven
- Fridge freezer
- Dish washer

Entertainment:

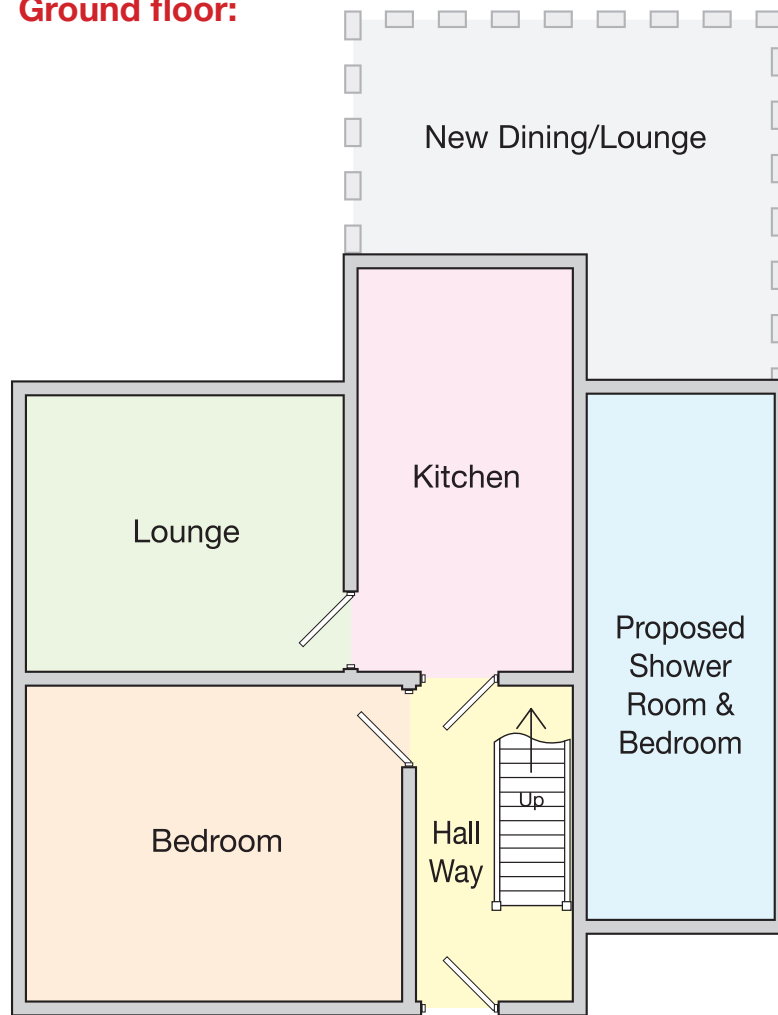
- Broadband Internet access* (tenants pay)

Comfort & Safety:

- Gas central heating
- Smoke alarms
- Fully double glazed
- 'C' rated energy efficiency



Ground floor:



— — — Proposed Extension