



**Walmgate  
City Centre  
York YO1 9TL**

**A unique, charming and very well located  
2 bedroom character property situated  
within the City walls but also on the right  
side of the Centre for convenient access  
to the University of York.**

**Ref: 205**

**Shared student house  
Two bedrooms**

**£83 per person per week  
(paid quarterly)**

**Available July 2011**

**York St John University – 0.8 mile  
University of York – 1.1 miles**

**Strictly no smoking / no pets**

The ground floor comprises Lounge/Diner,  
Fitted Kitchen and Bathroom.

To the first floor are 2 double bedrooms.

The property has the benefit of combi-boiler  
gas heating and there is also the highly  
useful option of off-street parking (2 cars)  
to the front of the property.

For further information and to arrange a  
viewing please call:

Adam on: 07787893768 or 01904 414444

**Please mention [adambennett.co.uk](http://adambennett.co.uk)  
when booking viewings.**

**Interior:**

- Lounge/diner
- Fitted kitchen
- Bathroom

**Exterior:**

- Off street parking

**Kitchen:**

**Entertainment:**

**Comfort & Safety:**

- Gas central heating