



**Lawrence Street
Hull Road
York YO10 3BX**

Ref: 554

**Shared student house
Five bedrooms**

**York St John University – 1 mile
University of York – 0.75 mile
Strictly no smoking / no pets**

This property is ideally located half way between the University of York and the city centre and is only a mile from York St John University, making it suitable for students of either.

To the ground floor are the lounge, kitchen and one double bedroom. On the first floor are two further double sized bedrooms, a single bedroom and a bathroom, with a shower over the bath. The fifth bedroom, again a double, is on the second floor.

The kitchen is equipped with a cooker, fridge, freezer, washing machine and a microwave oven.

The windows are double-glazed and the property has full gas central heating.

A yard to the rear gives storage for bikes and off road parking for one car. In addition there is parking in front of the property controlled by residents' permits. The University of York, city centre and University of York St John are all within walking distance.

The property was improved in summer 2009, with a fire alarm system, new bathroom and redecoration.

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

Interior:

- Separate Lounge
- Well equipped kitchen
- Bathroom & shower

Exterior:

- Off street parking
- Residents parking
- Secure bike storage

Kitchen:

- Full sized cooker
- Microwave oven
- Fridge & freezer
- Washing machine

Entertainment:

- Broadband internet access (*tenants pay)

Comfort & Safety:

- Gas central heating
- Double glazing
- Smoke detectors