



BEDROOM IN SHARED FLAT



**St Mary's
Bootham
York YO30 7DD**

room in shared flat

£TBA per month

available from TBA

strictly no smoking / no pets

Large bedroom in basement flat, part of a grade 2 listed town house.

Accommodation comprises furnished bedroom with double bed, wardrobe, drawers, armchair and desk, together with private washbasin. The room is wired for Virgin cable services and has a BT telephone point and security keys.

Shared facilities include fully equipped kitchen with built in oven and hob, large frost-free fridge freezer. Utility area with automatic washer dryer. Bathroom including shower over the bath.

The shared areas have been recently modernised with a completely new kitchen and bathroom and the whole flat has gas central heating.

On street car parking controlled by residents' permits.

Situated about five minutes walk from the city centre and a similar distance from the train station this is ideally located for a wide range of individuals looking for quiet private accommodation on a budget. Not suitable for a couple.

Interior:

large bedroom
well equipped kitchen
bathroom with bath and
shower over

Exterior:

residents' parking
gardens
secure bike storage

Kitchen:

built in oven & hob
frost free fridge
freezer
washer dryer

Entertainment:

wired for Virgin
cable services
BT telephone point

Comfort & safety:

gas central heating
fire alarm system
security alarm
security keys

E&OE 1/6/2016

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	65
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	