



4 Derwent House Mews Osbaldwick Lane  
York, YO10 3BL

£693 Per Month



**\*ONE ROOM IN STUDENT LET  
AVAILABLE END OF SEPTEMBER\***

One bedroom in a well presented four bedroom semi-detached house located just off Osbaldwick Lane with close proximity to the University of York and York City Centre.

The property is furnished and comprises an entrance hallway and W/C, four excellent bedrooms, spacious living room, bright kitchen with appliances, modern bathroom and large garden with shed.

Monthly rent based on £160 per room per week.

Total Rent £2,773.33pcm

### **Entrance Hallway**

### **Downstairs WC**

6'10" x 3'3" (2.09m x 1.01m)

### **Bedroom 4**

11'10" x 9'5" (3.61m x 2.89m)

### **Kitchen**

11'9" x 7'2" (3.59m x 2.20m)

### **Living Room**

14'0" x 10'9" (4.27m x 3.30m)

### **Bedroom 1**

13'6" x 10'0" (4.14m x 3.06m)

### **Bedroom 2**

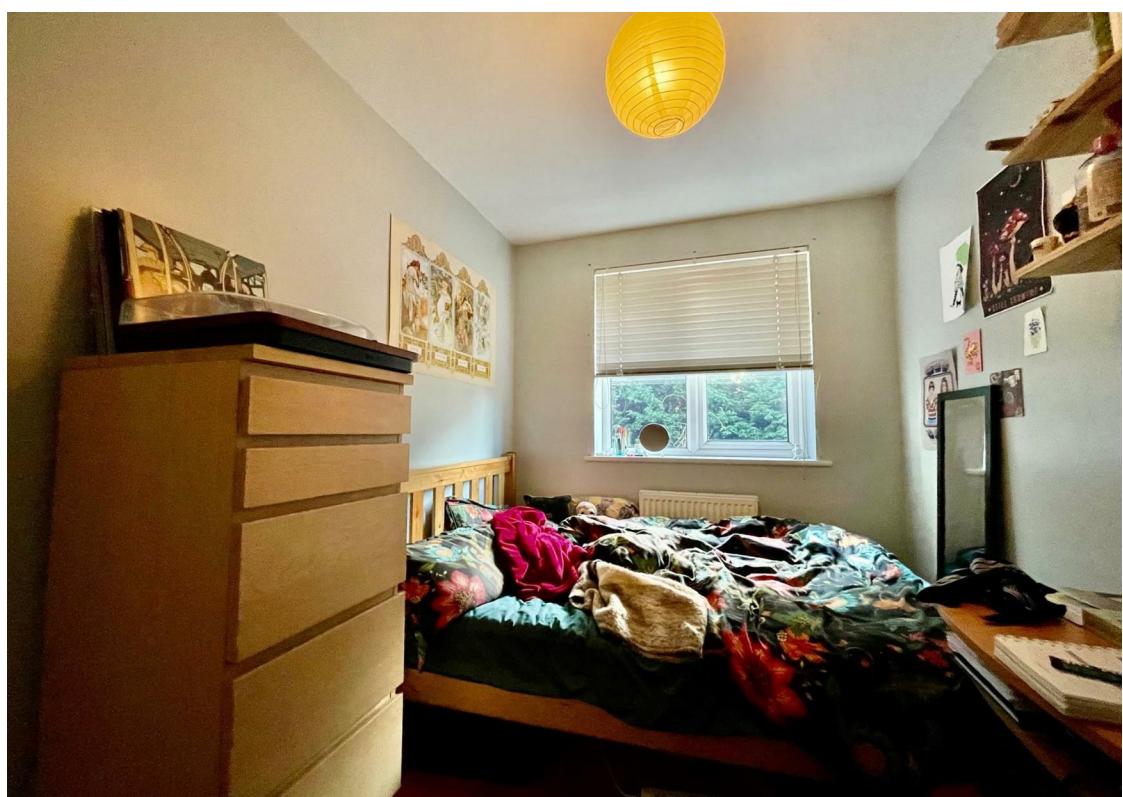
13'1" x 10'0" (4.01m x 3.06m)

### **Bedroom 3**

10'3" x 6'9" (3.13m x 2.08m)

### **Bathroom**

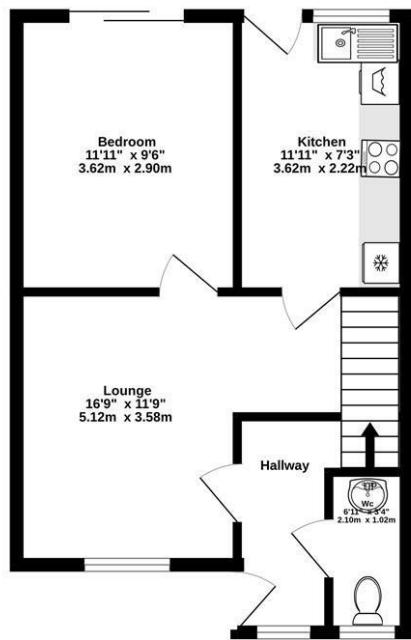
6'5" x 6'4" (1.96m x 1.94m)



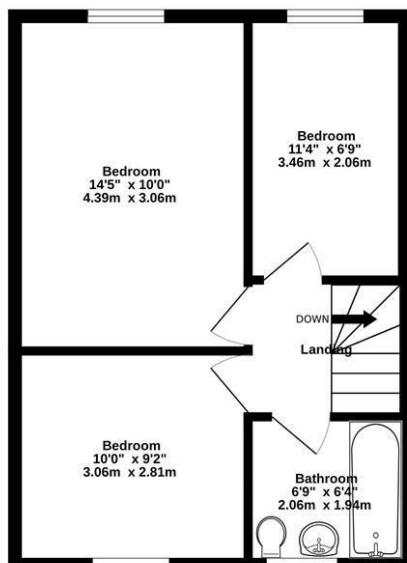


## FLOOR PLAN

Ground Floor  
418 sq.ft. (38.8 sq.m.) approx.



1st Floor  
396 sq.ft. (36.8 sq.m.) approx.



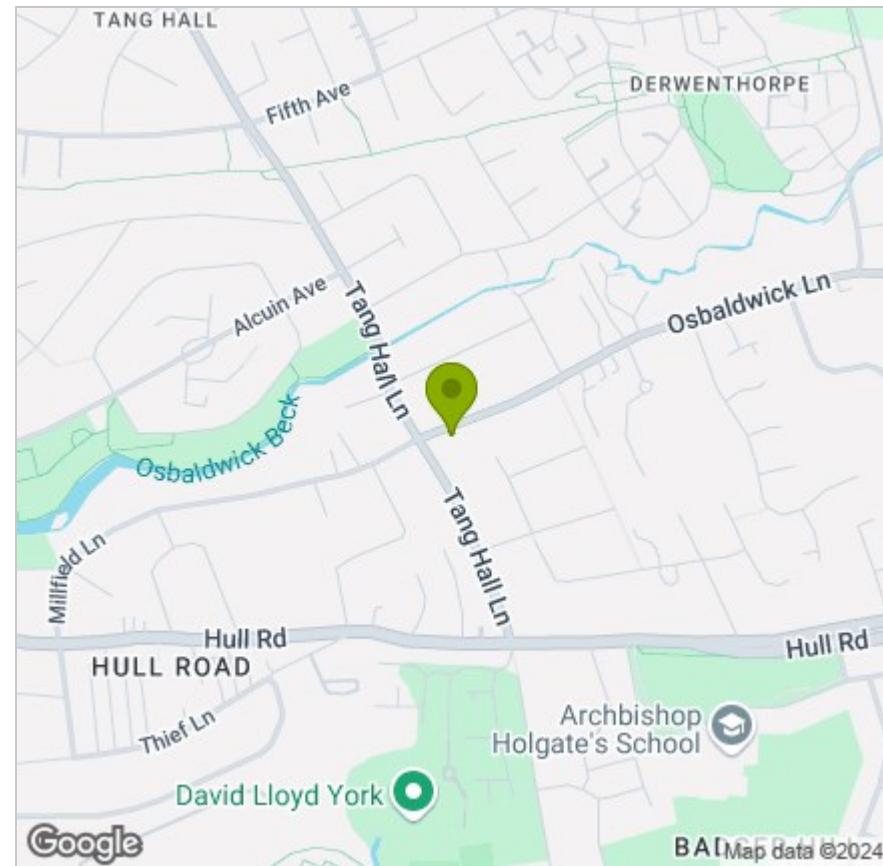
### 4 Bedroom Semi-Detached House

TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.

Made with Metropix ©2022

## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.