



£3,500 PCM York Place | Bristol | | BS1 5UT
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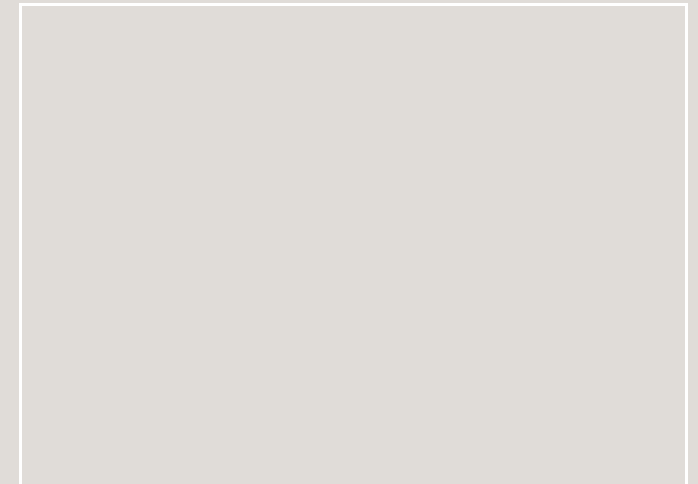
Kendall Harper

STUDENT HOUSE - AVAILABLE FOR A FLEXIBLE TENANCY TERM OF BETWEEN 9 AND 12 MONTHS - A five bed four story city centre town house overlooking Brandon Hill and just a short walk to Park Street and Bristol University.


The accommodation comprises two double bedrooms on the hall floor, on the first floor there is a double bedroom, a bathroom and separate toilet, on the top floor there are two further double bedrooms and on the lower ground floor there is a large open plan lounge/kitchen/diner with doors leading to a private patio garden.

This house is ideal for five professional sharers working in central Bristol or students attending Bristol University. The property is offered on a furnished basis and is available for a tenancy term of between 9 and 12 months from 30th September 2025. Viewings are highly recommended!

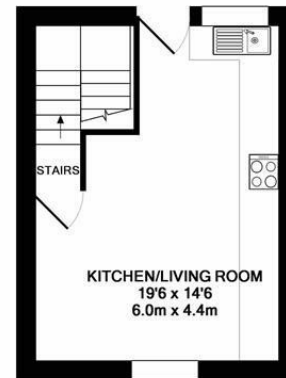




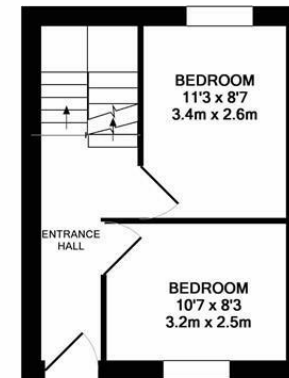
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	65	65
(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	

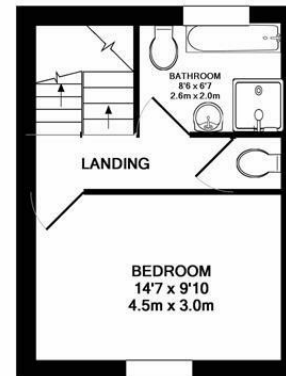
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



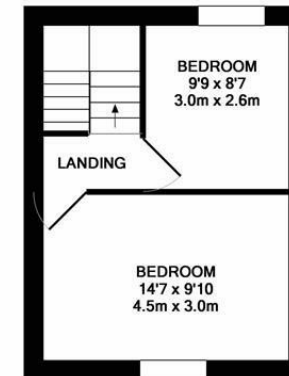
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)



HALL FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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