

STUDENT HOUSE



**Alma Terrace
Fulford Road
York YO10 4DQ**

**shared student house
three bedrooms**

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

12 months let from 4 July 2010

**University of York – 0.7 mile
York St John University – 1.3 miles**

strictly no smoking / no pets

A three bedroomed Victorian terraced house ideally located for students of the University of York, being half way between the campus and city centre.

To the ground floor are the lounge, kitchen, bathroom and one double bedroom. There are three further bedrooms to the first floor. A group of three can decide which three rooms to use as bedrooms and use the fourth as a study.

Equipment provided includes: cooker, fridge freezer, microwave oven and washing machine.

For comfort the property is provided with double-glazing to the windows and gas central heating providing instant hot water.

Outside to the rear is a secure yard with storage for bikes and to the front on street parking without restrictions.

The property is located close to the local shops on Fulford Road, which include a late hours local branch of Sainsbury's, newsagent and pubs. Branches of Aldi and Iceland are also within walking distance. Fulford Road is on a bus route well served by the "park and ride" services. Alternatively, there is a riverside walk into the city centre.

Interior:

separate lounge
well equipped kitchen
bathroom shower

Exterior:

on street parking
(no restrictions)
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors