

STUDENT HOUSE



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

**shared student house
five 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 – 1.5 miles**

strictly no smoking / no pets

A five 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, shower room and one double bedroom. There are four further bedrooms and a bathroom to the first floor.

Equipment provided includes: cooker, fridge freezer, microwave oven, washing machine and tumble dryer. **(Note the kitchen is to be replaced before October 2009 and will be as described.)**

For comfort the property is provided with double-glazing to the rear elevation and gas central heating providing instant hot water. A television is provided in the lounge.

Outside to the rear is storage for bikes and to the front limited on street parking without restrictions. The landlord maintains the gardens.

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
separate shower room

Exterior:

on street parking
(no restrictions)
secure bike storage
maintained gardens

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine
separate dryer

Entertainment:

television
broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
part double glazing
smoke detectors

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