

**STUDENT HOUSE**



**Crombie Avenue  
Burton Stone Lane  
York YO30 6DN**

**shared student house  
five bedrooms**

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

**12 months let from 4 July 2010**

**York St John University – 0.75 mile  
University of York – 2.5 miles**

**strictly no smoking**



A five bedroom mid terrace house off Burton Stone Lane, Clifton. The location makes it particularly suitable for students of York St John College, York District Hospital or The University of York's King's Manor site, all of which are **within 3/4 of a mile**. The University of York's main Heslington campus is about 2.5 miles away. Close to local shops, takeaways, pub and bus routes.

The property comprises of entrance hall, lounge (**4.37m x 4.05m**), large kitchen (**4.19m x 4.00m**)

with dining table and chairs and a downstairs toilet. Upstairs there are five bedrooms (four with double beds), bathroom with full suite including a shower cubicle and a separate third toilet and washbasin.

Each bedroom has a bed, wardrobe, drawers, desk with chair, bookcase, telephone point and TV aerial point. In addition, some have a computer desk. The lounge is provided with a 32" LCD flat screen television.

Other facilities include a gas central heating system that also provides hot water, all windows double glazed, a full mains wired fire alarm system covering all main rooms (including bedrooms) and a security alarm.

Outside there is an enclosed rear garden, covered passageway storage for bicycles and ample street parking to the front of the property. Please note in particular the large lounge and kitchen with no ground floor bedrooms, making the property particularly suitable for groups that prefer more space than provided by a Victorian Terrace.

Further pictures below.

**Interior:**

separate lounge  
large kitchen/diner  
first floor bathroom  
(with bath and shower)  
no ground floor bedrooms

**Exterior:**

on street parking  
(no restrictions)  
garden  
covered bicycle  
storage

**Kitchen:**

full sized cooker  
microwave oven  
frost free fridge  
freezer  
washer dryer

**Entertainment:**

32" LCD television  
TV points and phone  
sockets in bedrooms  
broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
double glazing  
security alarm  
fire alarm  
security light

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