

**STUDENT HOUSE**



**Eldon Terrace  
Groves  
York YO31 8NQ**

**shared student house  
four bedrooms**

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

**12 months let from August 2010**

**York St John University – 0.25 mile  
University of York – 2 miles**

**strictly no smoking / no pets**

A Victorian end terraced house only a short distance from York St John, within twenty metres of the gate to "The Grange" accommodation complex. This property was completely modernised in 2007 and nearly everything was renewed.

The ground floor includes the kitchen, lounge, bathroom and one bedrooms. To the first floor are three further bedrooms.

The kitchen is fully equipped with all the major items including full oven and hob, microwave oven, fridge freezer and washing machine.

Outside is a rear yard with secure storage for bikes.

For comfort and entertainment the property is provided with gas central heating, full double-glazing, a television and internet facilities.

Outside there is on street parking controlled by residents' permits. There is a late hours Spar supermarket nearby.

**Interior:**

separate lounge  
bathroom with shower

**Exterior:**

residents' parking  
secure bike storage

**Kitchen:**

full sized cooker  
microwave oven  
fridge freezer  
washing machine

**Entertainment:**

broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
fully double glazed  
smoke detectors