

STUDENT HOUSE

**Fifth Avenue
Tang Hall
York YO31 0QQ**



**shared student house
six bedrooms**

**£69 per person per week
(paid quarterly)**

12 months let from July 2010

**University of York - 1 mile
York St John University - 2 miles**

strictly no smoking / no pets

11 months or 12 months contract (note: 11 months at £69 is equivalent to £63.70 over a 12 month contract). A spacious six bedroomed semi-detached house off Hull Road. The location, a very quiet residential area, makes it particularly suitable for students of the University of York's main Heslington campus, which is **within a mile**.

The ground floor comprises an entrance hall, lounge, fully equipped large kitchen / diner, three double bedrooms and a bathroom with bath and shower over. On the first floor there are two double bedrooms, a single bedroom, and a further bathroom, also with bath and shower over. Two of the bedrooms are supplied with double beds. All bedrooms are fitted with locks.

The kitchen includes a large fridge freezer, full sized cooker, microwave oven, washer and dryer. Other facilities include a gas central heating system that also provides hot water, full double glazing (replaced in 2008) and smoke detectors.

The lounge has a patio window leading into the garden and one downstairs bedroom has French doors again opening onto the back garden.

Outside there is an enclosed rear garden. The front garden has double gates to off street parking for at least two cars. There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within one quarter of a mile. Covered storage for bikes is provided at the front of the property.

The landlord will supply double beds in the five largest bedrooms if required. Twelve month let available if required.

Interior:

separate lounge
well equipped kitchen
two bathrooms, both with bath and shower
bedroom locks

Exterior:

off road parking
gardens
patio
shelter for bikes

Kitchen:

full sized cooker
microwave oven
fridge freezer
washer and dryer

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
mains smoke detectors