

STUDENT HOUSE



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

**shared student house
six bedrooms**

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

12 months let from 1 August 2009

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

strictly no smoking / no pets

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 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, front garden and off street parking for at least two cars to the front of the property. There are five takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within one quarter of a mile. Secure storage for bikes is provided at a neighbouring property approximately 100 metres away.

Interior:

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

Exterior:

off road parking
gardens
covered patio
garage 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
smoke detectors