



STUDENT HOUSE



**Fifth Avenue
Heworth
York YO31 0UW**

**shared student house
five bedrooms**

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

12 months let from 4 July 2010

**University of York – 1 mile
York St John University – 1.25 miles**

strictly no smoking / no pets

A spacious five bedroomed semi-detached house off Melrosegate. 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 galley kitchen, and two double bedrooms. On the first floor there are three more double bedrooms, a bathroom with shower over the bath and a separate toilet room.

The kitchen, includes a modern laminate floor, fridge, freezer, full sized cooker, microwave oven, washing machine and dishwasher. Other facilities include a gas central heating system that also provides hot water, full double glazing and smoke detectors.

The lounge also has a laminate floor and is supplied with leather settees.

All the bedrooms are supplied with a double bed, wardrobe, drawers, desk and chair.

Outside there is off street parking for up to two cars, with further on street parking if required.

Within walking distance to the property the local amenities include hairdresser, convenience store, bakery, takeaways and public house.

Interior:

five double bedrooms
separate lounge
well equipped kitchen
bathroom with shower

Exterior:

off street parking
gardens

Kitchen:

microwave oven
fridge & freezer
washing machine
dishwasher

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
smoke detectors
double glazing

E&OE 441 / 2010