

**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 a double bedroom. On the first floor there are four more bedrooms, a bathroom with shower over the bath and a separate toilet room.

The kitchen includes a 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.

Outside there is off street parking for up to two cars, with further on street parking if required. There is a secure shed for storage of bikes and gardens front and rear, which are maintained by the landlord.



**Interior:**

separate lounge  
well equipped kitchen  
bathroom and separate  
toilet room



**Exterior:**

off street parking  
maintained gardens  
secure bike storage

**Kitchen:**

full sized cooker  
microwave oven  
fridge and freezer  
washing machine



**Entertainment:**

broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors