

STUDENT HOUSE



**Fourth Avenue
Hull Road
York YO31 0ST**

**shared student house
five bedrooms**

**£62 per person per week
(paid quarterly)**

12 months let from July 2009

**University of York – 1 mile
York St John University – 1.5 miles**

non smokers preferred / no pets

This terraced town house is located close to the University of York, has the benefit of a good-sized rear garden and is offered at a very competitive rent.

The accommodation comprises a large lounge, double sized bedroom and kitchen on the ground floor. To the first floor are three further bedrooms, a bathroom with shower over the bath, toilet and washbasin and a separate second toilet room. Finally, on the second floor are the fifth bedroom and a shower room. Each bedroom is filled with a washbasin.

The kitchen, which has recently been re-fitted, includes a fridge freezer, full sized cooker, microwave oven and washing machine. Other facilities include a gas central heating system that also provides hot water.

Outside there is an enclosed rear garden, front garden, brick outhouse for secure storage of bikes and on street parking without restrictions to the front of the property.

For comfort and safety the house has gas central heating, the windows are all double-glazed and there are mains powered and linked smoke detectors in all main rooms, the hallways and landings.

There are several shops including six takeaways, post office, video hire, chemist and hairdresser all within walking distance.

The landlord maintains the gardens to the front and rear.

Interior:

separate lounge
well equipped kitchen
bathroom with shower
additional shower room
third toilet

Exterior:

gardens
secure bike storage
on street parking
(without restrictions)

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
double glazing
smoke detectors

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