

**STUDENT HOUSE**



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

**shared student house  
three bedrooms**

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

**12 months let from July 2010**

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

**strictly no smoking / no pets**

This terraced house is located close to the University of York and has the benefit of a good-sized rear garden.

The accommodation comprises a large lounge, large single bedroom and kitchen on the ground floor. To the first floor are two double bedrooms, a guest bedroom and a shower room with a full suite.

The kitchen includes a fridge freezer, full sized cooker, microwave oven and washing machine. A tumble dryer is also provided. Other facilities include a gas central heating system that also provides hot water.

The kitchen and bathroom were replaced in 2006 and the whole property was redecorated.

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.

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  
modern shower room

**Exterior:**

gardens  
secure bike storage  
on street parking  
(without restrictions)

**Kitchen:**

full sized cooker  
microwave oven  
fridge freezer  
washer & dryer

**Entertainment:**

broadband internet  
ACCESS (tenants pay)

**Comfort & safety:**

gas central heating  
smoke detectors