

STUDENT HOUSE



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

**shared student house
four bedrooms**

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

12 months let from July 2009

**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 single 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