

**STUDENT HOUSE**



**Hambleton Terrace  
Haxby Road  
York YO31 8JJ**

**shared student house  
four bedrooms**

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

**12 months let from 1 July 2010**

**York St John University – 0.6 mile  
University of York – 2.25 miles**

**strictly no smoking / no pets**

With four double bedrooms, two bathrooms and having been recently renovated from top to bottom, this house must be viewed.

The accommodation comprises a double bedroom, lounge, kitchen and bathroom on the ground floor. On the first floor are three more double bedrooms and a second bathroom.

The spacious lounge has leather settees and French doors leading to the rear yard. The kitchen, which also has a pair of French doors, has been completely re-fitted with a built in stainless steel oven and hob, fridge, freezer, washing machine and microwave oven.

The ground floor bathroom has a full suite, with a shower over the bath, toilet and washbasin. The first floor bathroom is similarly equipped, but with a separate bath and shower cubicle.

There is a late hours supermarket, cashpoint and several takeaways very close to the route to York St John's, which is only a five-minute walk away. The city centre is also within easy walking distance.

**Interior:**

separate lounge  
well equipped kitchen  
two bathroom (both with showers)

**Exterior:**

on street parking  
secure bike storage

**Kitchen:**

built in oven and hob  
microwave oven  
fridge freezer  
washing machine

**Entertainment:**

broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors

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