

STUDENT FLAT



**Haxby Road
Haxby Road
York YO31 8JS**

**shared student flat
six bedrooms**

**£65 per person per week
(paid quarterly)**

12 months let from 1 July 2009

**York St John University – 0.2 mile
York District Hospital – 0.1 mile
University of York – 0.75 mile**

strictly no smoking / no pets

This is a purpose built ground floor student flat in a block of three similar flats situated on Haxby Road close to York District Hospital.

Each of the six bedrooms is furnished with a bed, bedside cabinet, wardrobe, bookcase, desk and chair.

The large kitchen is fully equipped with a built in oven and hob, fridge, freezer, washing machine, dishwasher and microwave oven. There are dining and lounge areas, the latter furnished with leather settees.

There is a bathroom with bath, washbasin and toilet, a separate shower room and a separate toilet room with washbasin. In addition, each bedroom is equipped with a washbasin.

The block is built to modern standards with a high standard of insulation and full double-glazing. Each flat has fire and security alarm systems and gas central heating. Hot water is provided from a pressurised system with a hot water tank, which is an important advantage given the number of occupants.

There are storage facilities for bikes.

There are two other flats on the same site, so large groups from York St John University wanting to be even nearer to their campus and the city centre than The Grange can stay together.

Interior:

separate lounge area
well equipped kitchen
bathroom and separate
shower room
separate toilet room

Exterior:

secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge and freezer
washer dryer

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
fire alarm system
security alarm