

**STUDENT FLAT**

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

**shared student flat  
six bedrooms**

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

**12 months let from 1 July 2010**

**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 first 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