

**STUDENT HOUSE**



**Maplehurst Avenue  
Huntington Road  
York YO31 8JA**

**shared student house  
five bedrooms**

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

**50 weeks let from 1 August 2010**

**York St John University – 0.5 mile  
University of York – 1.75 miles**

**strictly no smoking / no pets**

Probably the closest new build five bedroom property available to York St John University students! Literally next door to The Grange accommodation block and only five minutes to campus.

On the ground floor are the kitchen / dining room, cloakroom and one double bedroom. To the first floor are the large lounge, one bedroom, a bathroom and a shower room. Finally, on the second floor are two more double bedrooms, a single bedroom and a bathroom.

The kitchen / dining room has patio doors opening to the garden and the lounge is provided with a large television.

For comfort and security the property has gas central heating, full double glazing, smoke detectors and a security alarm system.

The property is very modern, built to the latest standards for energy saving and insulation – hence heating bills will be lower than for the typical Victorian houses on offer nearby.

Outside there are small easily maintained gardens and off street parking for one car.

Currently the first floor shower room is ensuite, but this will be altered in summer 2009 with a new doorway off the landing so that all occupants have access.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom and separate  
shower room

**Exterior:**

off street parking  
gardens  
secure bike storage

**Kitchen:**

full sized cooker  
microwave oven  
fridge freezer  
washer dryer

**Entertainment:**

television  
broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors