

STUDENT HOUSE



**Melrosegate
Hull Road
York YO10 3SR**

**shared student house
five bedrooms**

**£60 per person per week
(paid quarterly)**

12 months let from 3 July 2009

**University of York – 0.7 mile
York St John University – 1.6 miles**

strictly no smoking / no pets

A five bedroomed end terraced house off Hull Road. The location, a quiet residential area, makes it particularly suitable for students of the University of York's main Heslington campus, which is only a short walk away. If you cannot face the walk, buses stop close by.

The ground floor comprises an entrance lobby, lounge, fully equipped kitchen / diner and two double bedrooms. On the first floor there are two double bedrooms, a single bedroom, bathroom with a toilet and washbasin and separate shower room, also with a toilet and washbasin.

The kitchen includes a large fridge freezer, full sized cooker, microwave oven and washing machine. Other facilities include: a gas central heating system that also provides hot water, all windows are double glazed and mains powered smoke detectors.

Outside there is an enclosed rear garden with brick outhouse for secure storage of bikes. To the front there is off street parking for a car.

There are several shops including six takeaways, post office, video hire, chemist and hairdresser all within walking distance.

The landlord will supply double beds in the four largest bedrooms if required.

Interior:

separate lounge
well equipped kitchen
bathroom and separate
shower room

Exterior:

off road parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washer dryer

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors