

**STUDENT HOUSE**



**Rawcliffe Grange and Farm  
Rawcliffe  
York YO30 5RP**

**shared student house  
eight bedrooms**

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

**12 months let from 1 August 2009**

**York St John University – 1.8 mile  
University of York – 3.75 miles**

**strictly no smoking / no pets**

Your own private estate!

Two adjoining properties, each with four double bedrooms. To see what each property offers see the individual descriptions. However, to give you an idea included is:

- one kitchen fitted with light oak units, an Aga cooker and granite worktops;
- separate utility room with washing and drying facilities;
- dishwasher;
- two bedrooms with ensuite shower facilities;
- sunken jacuzzi bath;
- conservatory;
- patio area;
- barbeque;
- sky television and internet facilities;
- ample off street parking;
- secure bike storage;
- large gardens and grounds including orchard.

The property is very close to bus routes well served by the "park and ride" services and local facilities including late hours supermarket, newsagent, pub, fish & chip shop, hairdresser and local library.

In addition the landlord provides a car, which, subject to certain written conditions, is available for the tenants' use.

The photograph above includes both properties. The following facilities do not all apply to both properties.

**Interior:**

separate lounge  
well equipped high  
specification kitchen  
jacuzzi bathroom  
(with bath and shower)

**Exterior:**

off road parking  
gardens  
patio  
garage for bikes  
barbeque

**Kitchen:**

full sized cooker  
microwave oven  
fridge freezer  
washer dryer  
dishwasher

**Entertainment:**

internet facilities \*  
sky television \*  
\* (tenants pay)  
barbeque

**Comfort & safety:**

gas central heating  
fire alarm system  
security alarm