

STUDENT HOUSE



**Rose Street
Haxby Road
York YO31 8JF**

**shared student house
four bedrooms**

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

12 months let from August 2009

**York St John University – 0.6 mile
University of York – 2.25 miles**

strictly no smoking / no pets

A well-presented four bedroomed student property that was renovated throughout in 2007 with new kitchen, new bathroom, new carpets and completely redecorated.

The accommodation comprises a double bedroom, lounge, kitchen and bathroom to the ground floor. On the first floor are three further double bedrooms. Brand new furniture throughout in 2008 includes a large bed, wardrobe, drawers, desk and chair for each bedroom.

The kitchen has modern white units with contrasting dark worktops and is provided with a built in oven and hob, large fridge freezer, washing machine and microwave oven. The property is fully double-glazed, and has a gas central heating system, which also provides instant hot water on demand. For safety there are mains interlinked smoke detectors in all the main rooms and a security alarm.

Outside there is on street parking controlled by residents' permits and secure storage for bikes. There is a late hours supermarket and several takeaways very close to the route to York St John's, which is only a five minute walk away. The city centre is also within easy walking distance.



Interior:
separate lounge
well equipped kitchen
bathroom with shower



Exterior:
on street parking
secure bike storage

Kitchen:
full sized cooker
microwave oven
fridge freezer
washing machine



Entertainment:
flat screen television
broadband internet
access (tenants pay)

Comfort & safety:
gas central heating
full double glazing
smoke detectors
security alarm

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