

**STUDENT HOUSE**



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

**shared student house  
three bedrooms**

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

**available from August 2009**

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

**non smokers preferred / no pets**

It is rare to find newer properties within walking distance of York St John's. The advantages of a newer build are better insulation and, unlike many of the older Victorian terraced houses, all rooms benefit from sufficient natural light.

The accommodation comprises a lounge, kitchen and toilet to the ground floor. On the first floor are the three bedrooms and the bathroom with a shower over the bath.

The kitchen is provided with a full sized cooker, 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.

Outside there is are facilities for off street parking, further 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.

The rent includes water rates.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower

**Exterior:**

off street parking  
secure bike storage  
garden

**Kitchen:**

full sized cooker  
microwave oven  
fridge freezer  
washing machine

**Entertainment:**

broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors