

STUDENT HOUSE

**Rosslyn Street
Clifton
York YO30 6LG**

**shared student house
two bedrooms**

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

12 months let from July 2010

**York St John University – 0.75 mile
University of York – 2.4 miles**

strictly no smoking / no pets



It is relatively rare to find two bedroomed accommodation for students. Usually anything available is further away, or costs a fortune in rent. This house, a spacious end terraced property, will be of interest to students of the York St John College which is only about a ten minutes walk away.

To the ground floor is a kitchen / diner with tiled floor and lounge with original cast iron fireplace and shower room with toilet and washbasin. Both bedrooms have double beds.

Equipment provided includes: cooker, fridge / freezer, microwave oven and a combined washer / dryer.

For comfort, convenience and entertainment the property has gas central heating, satellite television and is wired for cable television and internet access.

Outside to the rear is a secure yard with storage for bikes.

The property is very close to bus routes well served by the "park and ride" services and local shops, including a late hours Spar supermarket (with post office), greengrocers, HSBC Bank (with cash point), pubs, chemist, local library, etc.

Interior:

separate lounge
well equipped kitchen
first floor bathroom
(with bath and shower)

Exterior:

on road parking
(without restrictions)
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washer dryer

Entertainment:

sky television *
internet facilities *
* (tenants pay)

Comfort & safety:

gas central heating
smoke detectors