

STUDENT HOUSE



**Second Avenue
Heworth
York YO31 0RX**

**shared student house
nine bedrooms**

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

12 months let from 4 July 2010

**University of York – 1 mile
York St John University – 1.25 miles**

strictly no smoking / no pets

A rare opportunity to rent a nine bedroomed student house with all the facilities you need.

On the ground floor are three double bedrooms, a large L shaped kitchen, lounge / diner and a toilet room. On the first floor are five more double bedrooms, a single bedroom and two bathrooms.

The kitchen is modern and well equipped with a built in hob and oven, full height fridge, full height freezer, washing machine and a dishwasher.

Each bedroom is equipped with a bed, wardrobe, drawers, bookcase, desk and chair. In addition, they are wired for internet, television and telephone access.

Outside there are well kept gardens (which are maintained by the landlords), a garage, off street parking for a second car, unrestricted on street parking for further cars and a shed for secure storage of bikes.

For comfort and security the property is provided with full double glazing; a gas central heating which provides instant hot water; hard wired interconnected smoke detectors and a security alarm.

Within one quarter of a mile are local shops including takeaways, a seven-day late hours supermarket and bank with cash point. In addition there are Sainsburys, Morrisons and Netto supermarkets within a reasonable distance.

The rent for the single bedroom is £14 per week lower.

Interior:

separate lounge
well equipped kitchen
two bathrooms
third toilet

Exterior:

garage
off street parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
large fridge & freezer
dishwasher
washing machine

Entertainment:

television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
security alarm
smoke detectors