

**STUDENT HOUSE**



**Second Avenue  
Heworth  
York YO31 0RX**

**shared student house  
nine bedrooms**

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

**12 months let from 1 July 2009**

**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 £12 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

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