

**STUDENT HOUSE**



**Siward Street  
Melrosegate  
York YO10 3LW**

**shared student house  
six bedrooms**

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

**12 months let from 4 July 2010**

**University of York – 0.6 mile  
York St John University – 1.6 miles**

**strictly no smoking / no pets**

This is a well presented six bedroom property on a quiet side street close to the University of York and also within walking distance of York city centre. There is central heating throughout, and the decor is neutral, with carpeting to all of the bedrooms and laminate within the kitchen and bathrooms.

On the ground floor there is a bedroom, a communal lounge with flat screen television, and storage facilities and the kitchen with fully fitted beech units, fridge/freezer, washer dryer, and a gas range cooker. There are also two shower rooms both with electric showers and washbasins and a separate toilet cubicle.



There are four further bedrooms to the first floor, three singles and one double, all rooms have wash basins, wardrobes, chest of drawers, and desks. Finally, there is a sixth bedroom on the second floor, which is a double size and also has an en-suite with bath, toilet and washbasin.

Outside the property has a yard to the rear with storage for bikes and on street parking for cars, with no permit required.

There is a supermarket within a two minutes walk and within a one quarter of a mile is a parade of local shops including takeaways and a chemist.

**Interior:**

separate lounge  
well equipped kitchen  
two shower rooms  
two double rooms  
four single rooms

**Exterior:**

on street parking  
(without restrictions)  
yard  
secure bike storage

**Kitchen:**

full sized cooker  
fridge freezer  
washing machine

**Entertainment:**

flat screen television  
broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
double glazing  
smoke detectors