

STUDENT HOUSE

**Temple Avenue
Hull Road
York YO10 3RT**



**shared student house
six bedrooms**

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

12 months let from 4 July 2010

**University of York – 0.75 mile
York St John University – 1.75 miles**

strictly no smoking / no pets

This property is to be extended during summer 2009 and being offered on a ten-month tenancy, as the property will not be available whilst building works are underway. Guarantees regarding the availability at the start of the Christmas term in October 2009 will be built into the tenancy agreement. The following description is subject to any detail changes to the plans.

This extended six bedroomed semi detached property is ideally located for students from the University of York. The house has been recently updated with new furniture.

The accommodation comprises a large lounge, kitchen, utility room one double bedroom and a shower room on the ground floor. On the first floor will be five double bedrooms (one ensuite), a bathroom with shower over the bath and a separate toilet room.

The kitchen is equipped with all major appliances including washing machine, microwave, fridge and separate freezer. For entertainment the lounge is equipped with a television and the bedrooms have television aerial points.

The property is double-glazed and has a security and fire alarm systems.

Outside the property is secure storage for bikes, on street parking, security lights and gardens, which are maintained by the landlords.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within a short walking distance. Buses to the city centre run every 10 minutes.

Interior:

separate lounge
well equipped kitchen
bathroom with shower
second toilet

Exterior:

off street parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge & freezer
washing machine

Entertainment:

television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors
security alarm