



STUDENT HOUSE

**Third Avenue
Melrosegate
York YO31 0TY**

**shared student house
four bedrooms**

**£59 per person per week
(paid quarterly)**

10.5 months let from August 2009

**University of York – 1 mile
York St John University – 1.5 miles**

strictly no smoking / no pets



This student house, offered on a short-term let, at a low rent and with significant improvements planned in summer 2009 is an absolute bargain.

The accommodation comprises a kitchen, lounge and bathroom on the ground floor. On the first floor are the four bedrooms and a shower room.

In summer 2009 the house is to be renovated with a new kitchen and bathroom, part replacement of bedroom furniture and redecoration.

For comfort the property is provided with gas central heating and full double-glazing.

Outside there is on street parking for cars, secure storage for bikes and easily maintained gardens.

There is a late hours supermarket nearby. The city centre is within walking distance, or there are regular buses if preferred.

Within one quarter of a mile are local shops including takeaways, a seven-day late hours supermarket and bank with cash point.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

garage
off street parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge / freezer
washing machine

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors