

STUDENT HOUSE



**Third Avenue
Melrosegate
York YO31 0TY**

**shared student house
three bedrooms**

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

12 months let from 4 July 2010

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

strictly no smoking / no pets

This well presented semi-detached house that genuinely feels like a family home rather than a student house.

On the ground floor are the kitchen, lounge and one double bedroom. To the first floor are two double bedrooms, a guest room / study and a bathroom, with a shower over the bath.

The kitchen is well equipped with modern white units and contrasting dark worktops. The equipment provided includes built in stainless steel oven and hob, fridge freezer and washing machine.

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

Outside there is off street parking for one car, 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

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