

**BEDROOMS IN SHARED HOUSE****Melrosegate****Hull Road****York YO31 0SA****shared house****individual bedrooms****NO BEDROOMS LEFT****£TBA - £TBA per person per week****all bills included****(paid monthly)****available from TBA****strictly no smoking / no pets****Five double bedrooms. Large lounge. Good location for city centre.**

Larger than the typical shared house – these rooms are definitely worth viewing.

The rent includes all bills: council tax, water rates, gas, electricity, internet access and television licence.

On the ground floor are a double bedroom, lounge and large kitchen. On the first floor are three double bedrooms, a bathroom with a tiled floor, shower over the bath and a separate toilet room. Finally there is a fifth double bedroom on the second floor.

All the bedrooms have modern furniture and double beds and secure locks.

The kitchen is well equipped with modern pale units, contrasting dark worktops and tiled floor. The equipment provided includes built in double oven and hob, fridge freezer, dishwasher and washing machine.

Other facilities include a gas central heating system that also provides hot water and full double-glazing. Outside there is off street parking for two cars, a shed for secure storage of bikes and gardens which are maintained by the landlord.

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

Four pages of photographs follow.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom and separate  
toilet room

**Exterior:**

off street parking  
gardens  
secure bike storage

**Kitchen:**

built in oven & hob  
microwave oven  
fridge freezer  
washing machine

**Entertainment:**

broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors  
security alarm

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**shared house  
five bedrooms**



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