

**THREE / FOUR BEDROOM HOUSE**



**Rose Street  
Haxby Road  
York YO31 8JF**

**three /four bedrooms**

**£TBA per month**

**available TBA**

**strictly no smoking / no pets**

A well-presented three / four bedroomed property that was renovated throughout in 2008 with new kitchen, new bathroom, new carpets and completely redecorated.

The accommodation comprises a double bedroom, lounge, kitchen and bathroom to the ground floor. On the first floor are three further double bedrooms. Brand new furniture throughout in 2008 includes a large bed, wardrobe, drawers, desk and chair for each bedroom.

The kitchen has modern white units with contrasting dark worktops and is provided with a built in oven and hob, large fridge freezer, washing machine and microwave oven. The property is fully double-glazed, and has a gas central heating system, which also provides instant hot water on demand. For safety there are mains interlinked smoke detectors in all the main rooms and a security alarm.

Outside there is on street parking controlled by residents' permits and secure storage for bikes. There is a late hours supermarket and several takeaways very close to the route to the city centre is within easy walking distance.



**Interior:**  
separate lounge  
well equipped kitchen  
bathroom with shower



**Exterior:**  
on street parking  
secure bike storage

**Kitchen:**  
full sized cooker  
microwave oven  
fridge freezer  
washing machine



**Entertainment:**  
flat screen television  
broadband internet  
access (tenants pay)

**Comfort & safety:**  
gas central heating  
full double glazing  
smoke detectors  
security alarm

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